

Enjoy the Finest of Features at Notting Hill

INSIDE YOUR HOME

- A variety of floorplans offer spacious and functional space for a range of homeowners.
- An exclusive selection of flats showcase unique rooftop terraces.
- Direct access to private underground parking from a select number of Grand Flats.
- A choice of two designer colour palettes, featuring elegant chalky greys and soft cappuccinos.
- Entryways benefit from Taymor satin chrome door handles and stylish ceramic tile flooring.
- Soaring 9-foot ceilings on main level.
- Oversized windows create bright interiors flooded with natural light, maximizing energy efficiency.
- Textured cut pile carpeting brings warmth to bedrooms.
- Powder rooms add polish and luxury to the main floor of multi-level homes.
- Full-size, front-load Whirlpool washer and dryer.
- Closets come equipped with convenient, built-in organizers.
- Wide-plank laminate hardwood flooring throughout main level brings a hint of Europe to interiors.
- Windows come decorated with 2" white horizontal blinds.
- Smartglass Low E glazing with warm edge spacer and gas infill offers insulation, solar protection, and an energy efficient alternative to ordinary glass.
- Walls are finished in Titanium White.
- Handsomely crafted wall trim and casings.

SETTING, SCENERY & LOCALE

- Within close proximity to schools, ultra-modern shopping districts, and neighbourhood community centres.
- Easily accessible to Highway 99, and the Peace Arch and Douglas border crossings.
- Conveniently located within walking distance of Morgan Crossing, Grandview Corners and the new Grandview Heights Aquatic Centre.

- Timeless European inspired architecture exhibits brick accenting, large bay windows, and distinctive exterior lighting.
- A creative approach to landscaping unites new and mature trees for a uniquely balanced design.

BOUTIQUE AMENITIES COMBINE COMFORT & CONVENIENCE

- Built exclusively for use by the residents of Notting Hill, an extensive Clubhouse features almost 1,800 square-feet of space.
- Various Clubhouse zones include enough space for a gym, and a media and games room that afford residents the opportunity to customize each recreational space to suit their specific needs.
- Amenity facility is zoned for a dedicated space able to offer easy access, on-site daycare to neighbourhood families.
- A relaxing patio adjacent to a children's play area overlooks stunning views of the area's rich flora including Cypress, Spruce, Cedar and Holly trees as mature as a half-century.

LUXURY FEATURES MEET FUNCTIONAL KITCHEN DESIGN

- Open-concept kitchens with oversized islands provide the perfect space for entertaining.
- Shaker style cabinets bring a flawless simplicity to kitchens.
- Cabinetry features two distinct palettes: elegant white accented with matte bronze pulls, and a rich maple with stainless steel pulls.
- Elegant quartz countertops are accentuated by a bright white ceramic tile backsplash.
- Double basin stainless steel sink with single-lever faucet and dual spray pullout provide a clean, orderly workspace.
- Contemporary lighting throughout kitchen reveals bright, airy interiors.
- Complemented with state-of-the-art Whirlpool or KitchenAid stainless steel designer appliances.

Bringing together a stunning natural landscape with European infused design, Royale Properties believes in the power of details. Learn about Notting Hill's building materials, home finishings, and the colours and textures featured within these exclusive homes.

- Refrigerator with French doors and bottom-mount freezer.
- Contemporary, energy-efficient Energy Star dishwasher.
- Venmar chimney hood fan with high-efficiency motor significantly decreases indoor air pollution.
- Panasonic microwave with sleek, custom matched trim kit.
- Gorgeous 30" slide-in, 5-burner gas range provides the ultimate in modern stainless steel kitchen equipment.

TIMELESS BATHROOMS CREATE CLASSIC LUXURY

- Spectacular master ensuites feature the finest in finishings.
- Select majority of ensuites join frameless glass-enclosed showers with deep soaker tubs for total relaxation.*
- Other ensuites boast frameless glass-enclosed showers with luxurious rain dance showerheads.
- Showers are embellished with large format Carrera or Bianco Macciato marble-inspired tile carrying from the floor up, and hugging the surroundings of soaker tubs for added luxury.
- Townhomes provide the ultimate in indulgence with deep soaker tubs and shower faucet in the main bathroom.
- Shaker style cabinetry with quartz countertops in all bathrooms offers a clean and minimalist spa-inspired environment.
- Sophisticated Gerber polished chrome faucets and Taymor bathroom accessories.

A HOME THAT OFFERS PEACE OF MIND

- Premium 2-5-10 Warranty by WBI Home Warranty provides homeowners with a unique system of home protection tailored to their needs.
- 2 years of coverage for materials and workmanship.
- 5 years of coverage for building envelope, including any water penetration.
- 10 years of coverage for major structural defects.

- Conasys Home Information Package allows homeowners access to a comprehensive online library with an interactive maintenance plan and email based maintenance reminders.
- Conasys provides a digital homeowners guide with detailed product information, and contact information for every company involved in the construction of their home at Notting Hill.
- Siding products are exclusively James Hardie fibre cement board and batten, including shakes and horizontal siding.
- A superb 30-year manufacturer warranty on all durable Hardie cement board siding with shingle accents.
- Modern Rainscreen technology protection system allows for easier drainage and evaporation.
- 30-year manufacturer warranty on reinforced Cambridge dual black IKO asphalt shingle roof with R40 insulation.
- Energy-efficient, double-glazed thermally broken vinyl windows and patio doors feature Low-E glass, which reduce harsh UV-light damage and improve energy savings.
- Sturdy 2X6 exterior wall construction.
- Double 2X4 inch insulated party wall system, with staggered studs and 1-inch air space to help reduce noise transfer.

FOR YOUR ADDED CONVENIENCE

- Rest assured with hard-wired in-home smoke detectors.
- Roughed-in home security system for residents who want to install a system for that extra peace of mind.
- Full rough-in central vacuum.
- 50 USG hot water tank.
- Zoned baseboard heating throughout homes ensures usage only in desired areas.
- One free year of Shaw TV and high-speed Internet, with Wi-Fi and PVR rental included.
- All homes offer a gas barbecue outlet.

* In our continuing effort to improve and maintain the high standard of the Notting Hill development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. Only offered in select homes. See a sales representative for confirmation on which homes include the tub shower combination. E.&O.E.

