


**SOLD OUT**

**paxton**  
Finely Crafted Townhomes

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## FEATURES

### SUNNYSIDE LOCATION

- Boutique community of 25 homes located across from Sunnyside Park
- Walking distance to shopping, restaurants, parks and schools
- Located near major commuter and transit routes
- Minutes from charming White Rock Beach and the US border
- Located in the IB credited Semiahmoo Secondary and Jessie Lee Elementary School Catchment

### EXTERIORS

- Charming shingled-style architecture, with real cedar wood
- Character design elements include: bay windows, gables, flower boxes, window shutters & custom millwork
- Barrel or sloped gable style front door stoops
- Luscious landscaping – layers of mature trees amongst grasses, flowering shrubs and plants
- Community garden plots for vegetables and herbs
- INSULATED garage doors, quiet belt-driven opener with 2 remotes

### INTERIORS

- Open concept living spaces offered in 2 professionally designed colour schemes: Stone and Sand
- Powder room on main floor
- Side-by-side double garage (plan specific)
- Big and bright low-E windows throughout to maximize light
- Triple glass acoustic engineered windows (plan specific)
- Spacious, lit decks with solid wood privacy screens
- Spacious 9 foot ceiling heights on the main living level
- Durable Torlys laminate flooring throughout main and lower levels
- Trackless nylon carpeting on stairs, upper level hallway & bedrooms
- Extra thick 7 lb. underlay underneath all carpet areas
- Recessed pot and designer light fixtures throughout
- 2" white faux wood blinds throughout
- Modern flat stock wood baseboards and door casings
- Wall mount TV cord-concealing conduit in living room
- Electric baseboard heaters with individual thermostats in various rooms
- Master bedrooms designed with 'His & Hers' OR walk-in closets
- Oversized linen closets and space for full size stacking washer & dryer
- Media panel wire management system with wi-fi router mount availability
- One year FREE internet and TV service – provided by SHAW

### KITCHENS

- Designer kitchens with oversized center islands and contemporary glass pendants
- White shaker OR contemporary two tone flat panel cabinetry with designer polished chrome hardware and soft close drawers and doors
- Stainless hood fan with full height, imported tile backsplash and LED accent lighting
- Polished quartzite countertop
- Grohe – Single lever high-arc faucet with integrated spray function
- Deep rectangular, undermount stainless sink
- LED under cabinet task lighting
- Full-height pantry cabinet

### STAINLESS STEEL KITCHEN APPLIANCES

- Whirlpool slide in convection range with glass cooktop and self cleaning oven
- Whirlpool 20 cu.ft. french door fridge with bottom mount freezer drawer
- Whirlpool energy star 5 cycle, eco-heated dishwasher
- Panasonic built-in microwave with stainless steel trim kit

### BATHROOMS

- White shaker OR contemporary two tone flat panel cabinetry with designer polished chrome hardware and soft close drawers and doors
- Ensuites feature polished quartzite counter tops, double designer sinks, and oversized walk in shower with semi-frameless glass and ceramic tile surround
- Grohe single lever polished chrome faucets
- Soaker tub with integrated skirt and white ceramic stacked tile surround
- Kohler designer Pedestal sinks in powder room (plan specific)
- Full width floating mirrors
- Environmentally responsible water saver toilets

### PAVILION STANDARD

- Sturdy 2" x 6" exterior wall construction with R20 insulation
- Professionally engineered acoustic sound abatement
- Engineered rain screen exterior
- Hardwired smoke detectors
- Home protected by TRAVELERS Home Warranty
  - 2 year Materials and Labour
  - 5 year Building Envelope
  - 10 year Structural