

# Features & Finishes

## OVERVIEW

- West Coast inspired townhomes adjacent to Rainbow Creek in the desirable east Maple Ridge neighbourhood
- Created by StreetSide Developments – a Qualico® company, recognized as the largest integrated Real Estate company in Western Canada with over 60 years of history
- Two and three storey homes featuring rear or front yards and either tandem or side-by-side garages
- West Coast style architecture inspired by its natural setting
- Proud curb appeal with feature roofs, stone accents, wood detailing and a colour palette of rich earthy tones
- Unique site featuring several lush green spaces, meandering pathways and boardwalks, a canopied seating area and outdoor children's play area
- Enjoy entertaining and outdoor living on generous patios and decks with your professionally landscaped yard
- Residents' private clubhouse amenity with fireside lounge and kitchenette

## INTERIORS

- Choice of two interior colour schemes by Occupy Design
- All homes feature powder rooms on the main floor
- Airy 9ft ceilings on the main floor
- High quality carpeting in bedrooms and 7½" wide plank laminate flooring throughout main living areas
- Create a comfortable environment with individually controlled electric baseboard heat throughout
- Whirlpool™ front loading washer and dryer (optional upgrade)
- Cozy electric fireplace in the living room (optional upgrade)

## KITCHENS

- Classic shaker style or flat panel cabinetry with polished chrome pull hardware
- Solid slab thick polished quartz countertops
- Dramatic full-height ceramic tile kitchen backsplash
- Gourmet appliance package including:
  - Whirlpool™ 30" slide in 5 burner gas range
  - Whirlpool™ 30" EnergyStar stainless steel canopy hood fan
  - Whirlpool™ stainless steel French door EnergyStar refrigerator with bottom mount freezer
  - Whirlpool™ Gold® Series stainless steel dishwasher with sensor cycle
- Panasonic™ Inverter microwave with trim kit (optional upgrade)
- Integrated undercabinet task lighting

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- Convenient pantries for extra storage (some homes)
- Generous islands with contemporary pendant lighting
- Double bowl undermount stainless steel sink with Moen™ chrome single lever high arc pulldown faucet

## BATHROOMS

- Classic shaker style or flat panel cabinetry with polished chrome pull hardware
- Solid slab thick polished quartz countertops
- Undermount basin sinks
- Single lever polished chrome Moen™ faucets
- 12×24" ceramic wall tile (main bath only)
- High efficiency toilets by Conrac
- Deep soaker tubs with Moen™ polished chrome fixtures
- 12 x 24" porcelain floor tile
- Ensuite Features:
  - Oversized semi-frameless glass shower with porcelain tile surround (some homes)
  - Deep soaker tub/shower combination (some homes)
  - Luxurious dual vanity for added convenience

## TECHNOLOGY, CONVENIENCE, SECURITY

- All homes are pre-wired for the in-home security system of your choice
- Convenient multifunction media ports for telephone, data and cable
- Hardwired carbon monoxide and smoke detectors for added safety
- Your home entertainment is provided by Shaw, and includes 1 year pre-paid service of:
  - Shaw Personal TV, including up to 23 HD channels, 41 SD channels and 60 digital music channels
  - Shaw High Speed 25 internet
  - One year rental of an HDPVR or Gateway and WiFi modem
- Comprehensive warranty protection by Travelers Guarantee Company of Canada, providing coverage for:
  - 2-Year Material & Labour Warranty
    - First 12 months – coverage for any defect in materials and labour
    - First 15 months – coverage for any defects in materials and labour in the common property
    - First 24 months – coverage for any defect in materials and labour supplied for the electrical, plumbing and HVAC systems
  - 5-Year Building Envelope Warranty
  - 10-Year Structural Defects Warranty

The developer reserves the right to make changes, modifications or substitutions to the building design, specifications, and floorplans should they be necessary. Final floorplans may be a mirror image of the floorplans as shown. Refer to architectural drawings for details on yards, decks and patios. Square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. E.&O.E.

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