

# Finishes & Features at Athenry Gate

## The Neighbourhood

- A perfect mix of convenience and privacy, Athenry Gate is located near Walnut Grove and Langley town centre. Everything from transit, shopping centres to regional parks, restaurants to golf courses and recreation centres are all just a short distance away
- Uniquely positioned in the up-and-coming Willoughby neighbourhood; future amenities include an elementary school within walking distance, a bus terminal and various boutiques and shops
- Future Irish Cultural Centre to offer Irish dance, theatre, music and various activities

## A Grand Entrance

- Traditional European architecture with a modern flair, designed by renowned F.ADAB Architects
- Large Patios
- Mountain Views
- Rich landscaping with a Celtic inspired theme
- Exterior stone detailing with James Hardie® Siding
- Children's play area
- Secured underground parking
- Storage lockers at the parking level
- Controlled-access visitors parking

## Welcome Home

- Your choice of two distinctive colour schemes designed by award winning Calvert Designs Studios; timeless Sandstone or exquisite Sage green
- Dramatic 9' ceilings throughout
- Elegant 7" crown mouldings in living area
- Contemporary 5-1/4" baseboard trim throughout
- Defined 3" wide door casing with 4" high door headers
- Wall-to-wall 35 oz. stain resistant nylon carpet with 7lb. underlay in bedrooms
- Premium Laminate flooring in all kitchens, dens and living rooms
- Designer selected floor tile in bathrooms
- Cozy electric fireplace with custom classic deep mantel and tile surround
- 2-panel shaker style interior doors with satin-nickel door hardware and hinges
- 2" white pvc window blinds throughout for added privacy

## Inspired Kitchens

- Solid Red Oak or White wood Shaker cabinet doors with sleek satin -nickel pulls and designer glass insert
- Brushed nickel track lighting with under-cabinet halogen puck lighting
- Rich, 3/4" thick, polished granite countertops
- Eating bars in most units, selected units with kitchen islands
- Hand-set designer selected Ceramic tile backsplash

- Under mounting stainless steel sinks with stylish Grohe chrome pull-out faucet.
- Large capacity, in-sink disposal

## Modern "Stainless Series" Whirlpool® appliances including:

- 18.6 cubic foot, bottom-freezer refrigerator with glass shelves and humidity-controlled crispers
- Accubake® self-clean, 30" electric slide in range with ceramic glass CleanTop®
- "Durawash™" Energy Star® dishwasher
- Built-in, over the range microwave with integral hood fan

## Whirlpool® Washer & Dryers:

- Duet white 4 cubic foot, front load Energy Star® washer
- Duet white 6.7 cubic foot, front load electric dryer

## Relaxing Bathrooms

- Solid Red Oak or White Wood Shaker cabinet doors with sleek satin -nickel pulls
- Luxurious and deep soaker tubs
- Energy-efficient Toto low flush toilets
- Stylish Grohe 8" centre satin-nickel faucets, tub and shower fixtures
- Hand-set designer tile for shower and tub surrounds
- Designer selected laminate countertop
- Satin-nickel bath accessories

## Safe, Secure & Service

- A secured, well-lit underground parkade with emergency panic stations, fob-only access and video surveillance
- A fob-only access lobby with video surveillance, plus intercom with security camera, allowing you to pre-screen visitors using your TV
- Two high-speed elevators with restricted floor access
- Technology ready- with additional tel/cable/data outlets and CAT 5e wiring
- State-of-the-art fire protection system and smoke detectors in every home
- Comprehensive Travelers Guarantee of Canada new home warranty including two years for materials, five years for building envelope, and 10 years for structural components
- Marcon's dedicated, after-sale customer service team makes living in your home as enjoyable and worry-free as possible