



Features

Sometimes You Just Know

A home at Eton reflects the quality of life you've worked hard to achieve. As your life has evolved, so too have your expectations of what a home should be. You know what you want, what you need and now you have found it at Eton. Designed by the award-winning firm of Formwerks Architectural to reflect a level of sophistication beyond any other townhome in Surrey today, Eton is the crown jewel of Panorama. The quality of construction is obvious. The elegant design is enticing. The pride in ownership is undeniable.

The Enclave

A quiet avenue leads towards the enclave of honey-hued Georgian style townhomes framed with bold black accents, oversized windows and charming entranceways. Manicured gardens, sizeable yards and entertainment sized patios define the world within Eton, while the gentle slope provides views of the mountains to the north and a permanently protected green space buffers residents from the world beyond.

The Interior

The homes here are built over three carefully considered levels with a design aesthetic that balances classic sophistication and contemporary grace. The main floors feature an open concept layout that flows freely from the kitchen to the great room.

- Choose from two timeless and versatile colour palettes.
- Easy-to-maintain porcelain tile flooring in the entry hall.
- Superior wide-plank laminate wood flooring throughout the main level.
- Beaulieu carpeting covers the stairways, upper floor hallways and bedrooms.
- 9-foot ceilings on the main level enhance the spacious open concept layout.
- Decora light switches and wall plates add a subtle upscale element.

- Thermostats in each room control electric baseboard heaters so everyone in your home can be comfortable.
- Optiflame electric fireplace with built-in Purifire™ Firebox and custom surround.
- Double pane, low-E glass windows keep the warmth in and help to protect your furniture, art and photographs from harsh UV rays.
- Horizontal blinds on windows and vertical blinds on sliding doors.

The Kitchen

The kitchen is sure to impress the designated chef in your home. In most modern homes the kitchen is a gathering space and party place. For many, the kitchen is the most important room in the home. Our kitchens will endure the test of time and exceed your expectations with enough space to allow for separate casual and formal dining, ample storage and, in some homes, a pantry closet with a space saving Lazy-Susan.

Plus:

- Contemporary, flat front square lined cabinetry with brushed satin nickel pulls.
- Thick-edged granite countertops and full-height porcelain subway tile backsplash.
- Stainless steel, double-basin sink paired with an American Standard single-lever, pull-down faucet.

Kitchen Jewels

Well-equipped kitchens with a stainless steel appliance package that includes:

- Integrated Fisher & Paykel 17.3 cubic foot counter depth refrigerator with side-swing freezer door.
- Frigidaire electric ceran-top range with an extra-large oven window.
- Frigidaire built-in dishwasher with digital display and Effortless™ Dry System.
- Frigidaire Fits-More™ Capacity over-the-range microwave and two speed range hood.

The Bathrooms

Three tranquil bathrooms in every Eton home are a private spa-like oasis with thoughtful features that will help you start each day feeling refreshed and end every evening relaxed and ready for tomorrow's adventures.

The powder room on the main floor features an elegant pedestal sink and Italian porcelain tile flooring. Upstairs, there is a spacious main bathroom and an awe-inspiring ensuite.

The sizable, family bathroom boasts flat front square lined cabinetry with brushed satin nickel pulls, large format porcelain tile flooring and a deep soaker tub.

The Sweetest of Ensuites

The master ensuite is a portrait of perfection with flat front square lined cabinetry with brushed satin nickel pulls, seamless transition of marbled porcelain tile from the floor to the walls, separate his and her sinks, a full-width vanity mirror and brushed steel sconce lighting. Be truly pampered by the indulgent soaker tub and separate walk-in glass shower. The full 5 piece ensuite is extraordinary.

Thoughtful Extras

- Maytag 27" Intellidry™ front-loading washer with matching E-Star rated electric dryer (optional upgrade).
- Additional shelving in laundry closets (most homes).
- Front and rear hose bibs.
- Cat5e wiring for the internet, phone and TV.
- Curbside garbage and recycling pickup.
- All homes outfitted with hard-wired smoke detectors, along with carbon monoxide detectors on bedroom floors.
- Mailboxes for each resident are housed beside the Coach House – a safe and dry location secured by key fob entry.

The Confidence of Quality

- All homes at Eton are backed with Travelers 2/5/10 New Home Warranty.

- New construction provides the latest and best practice in rain screen technology for our West Coast climate.

- The added 'Value Behind the Walls' of a Fairborne home. We stand behind our homes – ask us more.

The developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standards of this development. E. & O.E.



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Value *Behind* the Walls

Construction That Goes Above and Beyond

You take pride in your home and so do we. Sleek countertops and shiny appliances are the exciting pieces of ‘jewelry’ that you see in a home. The beauty of a Fairborne home goes beyond what you can see. The added value of our homes is found below the floors and behind the walls. Here are just a few examples of how our building practices exceed the norm:

- The B.C. Building Code only requires subfloors to be nailed and glued. We know nails on their own loosen over time and this can result in creaking floors. In addition to nails and glue, we use floor screws to fasten the subfloors in each of our homes to create solidity and eliminate movement beneath your feet.
- During the installation of the building’s exterior envelope, nine separate inspections are conducted at various stages by an envelope Engineer and our dedicated Quality Assurance Superintendent. This rigorous quality control approach
- ensures solidly crafted, leak-free homes built for our West Coast climate.
- For backfill under foundation slabs (concrete floors), some builders use excavated materials found on the site. We, however, spend extra money to obtain clear, crushed gravel and washed sand to use as backfill. This superior, imported, granular fill improves compaction and provides more efficient drainage under your foundation slabs. Why is this important? Slab preparation using proper materials helps to keep floors dry and avoid settlement and excessive cracking of the slab.
- Use of wet lumber for studs and joists is permitted, but can later result in noticeable bowing, nail pops and drywall cracks in the walls. Instead we use kiln-dried wall studs and joists. This ensures our homes have straighter, flatter walls, with fewer drywall cracks caused by shrinkage.
- Our fiberglass roofing is warranted for 30 years, rather than just 25. It costs more, but it’s worth it to us to help protect your investment and home’s resale value.
- You may like your neighbours, but you don’t necessarily want to hear them all the time! For extra sound insulation, we install an additional layer of drywall to one side of all shared walls. We also improve sound insulation by sealing the bottom of all wall sill plates. This is not required under the B.C. Building Code, but it’s a must with us.
- How do we ensure all these measures are adhered to? Our dedicated on-site Quality Assurance Superintendent follows through on all of these measures. It goes without saying that stringent inspections are carried out both during construction and after completion to ensure our homes are finished to the highest standard.



We stand behind our homes — ask us more.

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ETON

The Amenities

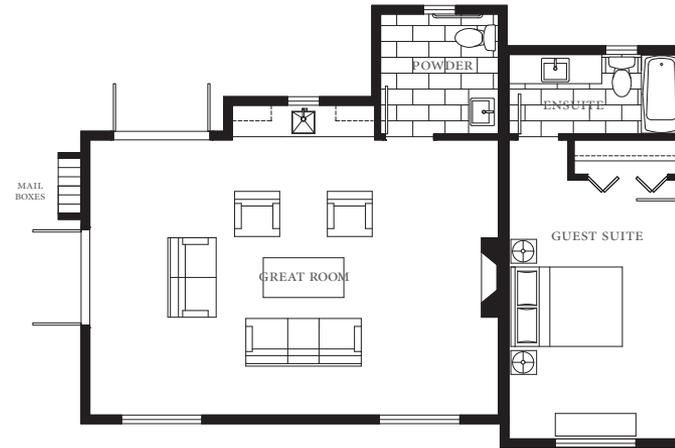
The Coach House

In addition to the country club caliber Creekside Clubhouse, residents of Eton also have access to the Coach House located in the heart of the enclave.

This home away from home can host those larger sized parties and provide out-of-town guests a private suite during their visit.

The Coach House is an 860 square foot, free standing building complete with:

- Fully furnished great room featuring comfortable lounge-styled couches.
- Wet bar.
- Electric fireplace.
- Self-contained guest room with an ensuite bathroom.
- Completion estimated Winter of 2014.



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The Amenities

Creekside Clubhouse

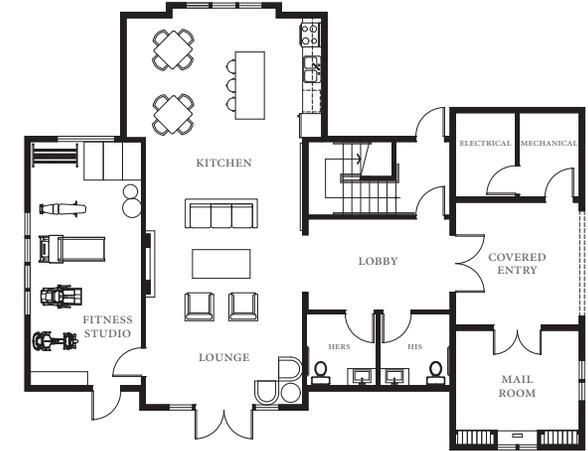
Just shy of 3,000 square feet, the Creekside Clubhouse is a building of country club quality without the pretense — a great place for Eton homeowners to enjoy fun times with family and friends.

Make yourself at home in the Clubhouse, complete with:

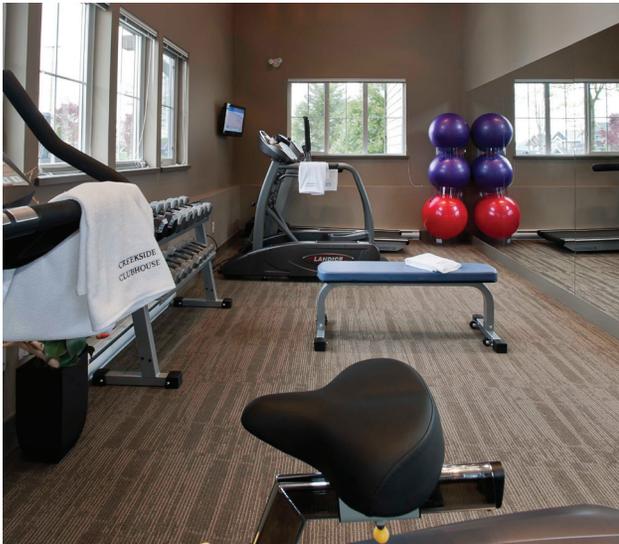
- Fireside lounge with 16-foot ceilings.
- A game-sized flat screen.
- A well-appointed kitchen.
- A modern fitness studio.
- Multi-purpose flex room.
- An inviting guest suite.
- 6,500 square feet of central green space.



UPPER LEVEL



MAIN LEVEL



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