

## Welcome Home

- Nestled between two quiet residential streets, Silverwood is a limited collection of finely crafted townhomes designed by award-winning Robert Ciccozzi Architecture Inc.
- Thoughtful architectural exteriors feature brick cladding, board and batten and cedar wall shingles with signature streetscapes offering extraordinary character with Frank Lloyd Wright planter bowls and metal accents.
- Inspired by the picturesque silver maple tree centrally located in the community, the private grassed courtyard created around the tree will provide lush landscaping and outdoor seating.
- Artful landscaping and mews pathways connect your private fenced-in yard with the community.
- Come home to a warmly-lit covered front porch featuring a custom heritage-style entry door.

## The Fleetwood Neighbourhood

- Walk to Two EE's Farm market, great schools, parks and playgrounds.
- Getting to the amenity-rich Surrey Sport and Leisure Centre is literally a walk in the park.
- Discover the golf courses nearby and the convenience of the Fleetwood Community Centre and Guildford Town Centre.
- 15 minutes on bus #502, #395 or #320 to Surrey Central SkyTrain station, King George SkyTrain station or Guildford.
- 25 minutes via 176<sup>th</sup> Street to USA Border.

## Interiors – Modern and Classic

- Two designer colour schemes showcasing modern design and classic charm.
- Durable and easy to maintain porcelain tile flooring in the entry hall.
- Airy 9' ceilings throughout the main level for elevated living and entertaining.
- Rich laminate flooring in dark brown or light grey oak throughout the main level.

- Plush Beaulieu carpeting in the bedrooms, stairs and upper floor hallways.
- Low-E glass windows offer improved energy efficiency and protect the interiors from harsh UV rays.
- Control the heat throughout the household: electric baseboard heaters from room to room have their own thermostats.
- Optiflame electric fireplace with built-in Purifire™ Firebox and custom surround (some homes).
- Contemporary horizontal blinds on windows, vertical blinds on sliding doors and Decora light switches throughout – all included.

## Family Kitchens

- Designer flat-front square-lined cabinetry with beautiful brushed satin nickel pulls provides a warm backdrop in the heart of the home.
- Double thick granite countertops and porcelain subway tile backsplash accentuates this gourmet kitchen.
- Sleek stainless steel appliance package includes:
  - Samsung 18 cu.ft. counter-depth, bottom mount refrigerator with side swing freezer door.
  - Fridgidaire easy to clean, electric ceran-top, slide in range with extra-large oven window.
  - Fridgidaire built-in dishwasher with digital display and Effortless™ Dry System.
  - Fridgidaire Fits-More™ Capacity over-the-range microwave doubles as a hood fan with two fan speeds.
- Beautifully simple stainless steel double-basin sink paired with an American Standard single-lever pull down faucet makes cleaning up easy.
- Additional desk for extra counter space, cookbooks or a laptop (some homes).
- Multi-functional kitchen nook and island offers valuable casual dining areas (some homes).
- Ample storage with an efficient lazy-susan, dual pull-out recycling bins, kitchen island and pantry (most homes).

## Beautiful Bathrooms

- Convenient powder room with stylish pedestal sink and porcelain tile flooring on main level (select homes).
- Escape to the well-appointed master ensuite featuring full-width vanity mirror, brushed steel sconce lighting, his and her sinks and invigorating glass door shower with mosaic tile accents.
- Flat-front square-lined cabinetry with beautiful brushed satin nickel pulls and large format porcelain tile flooring in the ensuite and 2<sup>nd</sup> bathroom.
- Relaxing soaker tub in all 2<sup>nd</sup> bathrooms and some ensuites.

## Everyday Conveniences

- 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 Internet, phone and TV.
- Curbside garbage and recycling pickup.
- 14 visitor parking stalls.

## Safety and New Home Peace of Mind

- All homes at Silverwood 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.
- All homes outfitted with hard wired smoke detectors, along with carbon monoxide detectors on bedroom floors.
- All pathways and outdoor spaces are lit within the Silverwood community.

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.



### 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 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.

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*We stand behind our homes – ask us more.*

