

# GABRIOLA PARK

NATURAL LIVING ON YORKSON PARK



## Setting

- Adjacent to natural protected greenbelt and the future Yorkson Park mixed with lush landscaping to create a true parklike setting.
- Follow the gently curving road into this enchanting B.C. Cottage style community. You will be greeted by the oversized river rock chimney on the community's clubhouse.
- In the centre of the south end of the community is a large green space including a children's play area for the community's youngest residences to enjoy while the parents indulge in conversation over a cold adult beverage. Experience the blueberry maze, or have a fun game of outdoor ping pong with your neighbour.
- Just up the road is the new Willoughby Town Centre and Willoughby Elementary School all just a short walk away creating a new convenient and vibrant neighbourhood
- Perfectly positioned with easy vehicle access to Hwy One, Hwy 10, and Fraser Highway making it easy to get wherever you need to go.

## B.C. Cottage Style Interiors

- Spacious open floor plans that are functional and exquisitely detailed.
- Durable 8" wide textured, laminate flooring throughout the main level.
- Plush carpet on stairs, in halls and bedrooms.
- Large format porcelain tile welcomes you in entries.
- 2 Professionally designed colour schemes available in Morning or Evening Schemes by local interior designer.
- Airy 9 foot ceilings on the main level, with large windows letting natural light filter through your home.
- 2" designer white faux wood horizontal blinds throughout.
- Convenient covered BBQ decks so you can grill all year long.

- Full sized Whirlpool front load stackable washer and dryer with Alpha Slim Front profile, enjoy 8 cycles including sanitize with Oxi best of all they are energy star qualified.
- Main floor powder rooms for your convenience and lifestyle.
- Beautiful outdoor living spaces.

## Delightful Cooking

- Open concept kitchens with island or breakfast bar, perfect for entertaining and homework.
- Classic shaker style cabinetry complimented by Luxurious quartz countertops with designer-coordinated, large format tile backsplash set in a timeless brick layout.
- Under mount, double basin stainless steel sink with chrome, single handle pull down faucet and in-sink waste disposal make preparation and clean-up a snap.
- Contemporary pendant lighting over islands and breakfast bars.
- Complete energy star approved stainless steel Whirlpool appliance package including:
  - Sleek counter depth 20 Cu.Ft. French door refrigerator with bottom freezer.
  - Convenient 30" Slide-In Electric Convection Range with smooth top ceramic glass cooking surface.
  - Quiet 24" Energy Star Built-In Dishwasher.
  - Cutting edge microwave drawer oven by Sharp with hidden touch control panel.
  - Elegant European style chimney hood fan.

## Spa Inspired Bathrooms

- Retreat to the luxurious master ensuite featuring his and her sinks (most plans), Deluxe frameless glass enclosed showers boasts a wood plank tiled feature wall and over-sized shower head.

- Classic shaker style cabinets paired with quartz counters and under mount sink and reflective mirror in all baths.
- Elegant, large format porcelain tile flooring.
- Deep, relaxing soaker tub in main bathrooms.
- Contemporary chrome faucets and bathroom accessories.

## The Community Cottage

- Cozy fireside lounge with TV and open area for large gatherings and parties.
- Features an open kitchenette perfect for entertaining.
- Office perfect for small meetings and property management use.

## Technology Powered by Shaw

- Use of Blue Sky PVR and up to 2 free portals included.
- 6 months free of internet 150
- 6 months free of Blue Sky TV (yes digital)
- CATV wiring by Shaw (maintained by Shaw at no cost to homeowner).
- Free installation.
- Free service calls.
- Tech support 24/7 365 days a year.

## NEW HOME PEACE OF MIND

- Premium Warranty by WBI Home Warranty including:
  - 2 years coverage for materials, workmanship and major systems.
  - 5 years coverage for building envelope, including water penetration.
  - 10 years coverage for major structural defects.

- Conasys Home Information Package:
  - Comprehensive online library with interactive maintenance plan and e-mail based maintenance reminders.
  - Digital online homeowner's guide with detailed product information.
- 50 year manufacture warranty on durable vinyl siding with shingle accents.
- Rainscreen technology protection system.
- 30 year manufacture warranty on reinforced asphalt shingle roof with R40 insulation.
- Energy saving triple glazed, thermally broken vinyl windows and patio doors featuring Low-E glass to reduce harsh UV-light damage while improving energy efficiency.
- Sturdy 2x6 exterior wall construction.
- Double 2x4 inch insulated party wall system with staggered stud and 1" air space to help reduce noise transfer.

## THOUGHTFUL CONVENIENCES

- Hard wired in-home smoke detectors.
- Roughed-in home security.
- Full rough-in central vacuum.
- Energy Saver 50 USG hot water tank.
- Only heat the rooms you need with convenient zoned electric baseboard heating throughout.
- Heat Recovery Ventilator System included with every home to keep the air in your home fresh whether the windows are open or closed.

In our continuing effort to improve and maintain the high standard of the Gabriola Park development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans. Please refer to disclosure statement for specific offering details. E.&O.E.

