

# FEATURES



## W E M B L E Y

### HIGHLIGHTS OF YOUR NEW HOME

- Wembley is a new master-planned community of modern 2, 3 and 4 bedroom townhouses ranging in size from approximately 1,200 to 1,680 square feet.
- For discerning homebuyers, Wembley also offers a premium collection of corner two level homes that feature an upgraded kitchen appliance package and large private yards (A, A1 & E plans).
- Wembley is ideal for growing families by offering spacious bedrooms, large kitchens, two or more bathrooms plus main floor powder room and a two car garage (most with side-by-side parking).
- Generously-sized balconies and private fenced yards with patios are ideal for outdoor enjoyment.
- Two different exterior colour schemes and distinctive architecture featuring oversized windows, ledgerstone and Hardiplank siding.

### THE PERFECT LOCATION

- Wembley's location is perfect for active families due to its close proximity to great schools and parks:
  - Cambie Secondary School (only 1km away).
  - Kathleen McNeely Elementary School (only 900m away).
  - Mitchell Elementary School (only 950m away).
  - Cambie Community Centre (only 1km away).
  - King George Park, one of Richmond's best, which includes numerous playgrounds, water spray park, soccer field, tennis and basketball courts (only 600m away).
- Downtown Richmond with its huge array of shops, restaurants, malls and other amenities is only minutes away by car.
- Easy access to major roads and highways.

### COMMUNITY AMENITIES

- Club Wembley, a relaxing retreat in your home court, offering a fireside lounge, entertainment room with kitchenette, well-equipped gym and meeting room.
- Park Wembley, an outdoor gathering place, features a tranquil outdoor sitting area and children's play area.

### GEOTHERMAL HEATING/COOLING

- Wembley's geothermal heating and cooling system harnesses the earth's energy to provide a constant and affordable source of renewable energy that keeps your home comfortable all year round.

### THOUGHTFUL INTERIORS

- Wembley offers two modern interior colour schemes – Forest and Beach – both of which incorporate the latest interior design trends.
- Over-height ceilings throughout most of the main floor.
- Abundant natural light from large windows.
- Durable laminate flooring throughout the main floor as well as the entry lobby and lower floor bedroom/den (if applicable).
- Premium nylon loop carpet throughout the upper floor bedrooms, corridor and stairs.
- Contemporary wood trims including baseboards, window sills and door casings.
- Whirlpool Duet front-loading washer and dryer.
- Two inch window blinds on all windows.

### DESIGNER KITCHENS THAT SIZZLE

- Free flowing, spacious kitchen layouts (most with islands) make meal preparation and entertaining easy.
- Easy-clean laminate cabinets in a choice of shaker or slab door profiles (colour scheme dependent).
- Premium quartz countertops create a polished work surface.
- Deluxe Fisher & Paykel counter-depth French door refrigerator with pullout bottom freezer and water dispenser.
- Powerful Fisher & Paykel slide-in four-burner gas range with extra large oven.
- Sleek Bosch dishwasher.
- High capacity hoodfan.
- Built-in microwave (most homes).
- Easy clean full height tile backsplash.
- Dual basin stainless steel undermount sink and Grohe faucet complete with pullout spray.
- Recessed ceiling pot lighting and undermount cabinet lighting.

### FAMILY-READY MAIN BATHROOMS AND POWDER ROOMS

- Easy-clean laminate cabinets.
- Oversized ceramic floor and wall tile.
- Durable quartz countertop with Grohe faucets.
- Floating wall mirror and modern light bar.
- Deep soaker tub for a relaxing bath.

### SPA-LIKE ENSUITE BATHROOMS

- Quartz countertop with two undermount sinks and Grohe faucets.
- Oversized porcelain floor and wall tiles.
- Floating laminate cabinets.
- Frameless glass shower stall with chrome hardware.
- Grohe rainshower head with integral shower wand.
- American Standard dual flush toilet.

### SECURITY AND UTILITY

- 2/5/10 year New Home Warranty by Travelers, one of BC's most respected warranty providers.
- Energy-efficient double glazed windows.
- Rain screen exterior wall system and generous roof overhangs for weather protection.
- Asphalt shingle roof for long term durability.
- Central "Smart Panel" allows for easy home networking, digital entertainment and internet services to be added at any time in the future.
- Hard-wired smoke and carbon monoxide detectors.
- Exterior gas barbeque outlet rough-in on balcony or patio (varies by plan).
- Hose bib in yard and garage.
- Overhead garage door with two remotes.

### OPTIONAL UPGRADES\*

- Wireless security alarm system.
- Gas barbeque outlet.
- Kitchen garburator.
- Central vacuum system.
- Nuheat in-floor heat in ensuite bathroom.
- Laminate flooring for bedroom level.

\* Subject to construction cut-off timing. See sales staff for details.

