



HILLSIDE HOMES

Features & Specs

In our continuing effort to improve and maintain the high standard of the Hillside Homes 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 marketing materials designed by ravbrandesign.com

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.

YOUR HOME AT HILL SIDE

- Designed by renowned architectural firm, Atelier Pacific Architecture
- Classic American Craftsman style architecture
- Designer selected heritage colours to harmonize with their natural surroundings
- HardiPlank siding to ensure years of strength, beauty and durability with ColorPlus Technology
- Exteriors feature front/rear decks, cultured stone & steep gable roofs
- Extensive landscaping has been carefully planned by landscape architects
- Expansive vaulted rear deck perfect for entertaining with private stairs to your backyard
- Oversized side-by-side garage for your two cars and additional storage space perfect for bicycles and other wheels

INSPIRED INTERIORS

- Inviting oak toned front door with window and black hardware welcomes you home
- Generous 9-foot ceilings on main floor
- Napoleon natural gas fireplace feature in living room that can heat the entire main floor and more
- All homes feature a convenient powder room and wood laminate flooring throughout the main floor
- Plush carpeting with stain-protection technology in bedrooms and on stairways
- Expansive low-E windows fill each room with natural light and improve energy efficiency while reducing harsh UV rays
- Designer selected colour schemes and matte black LED lighting package with chandelier above stairs
- Oversized baseboards throughout, interior window trims and door casing for that extra finishing touch
- Contemporary pot lights just where you need them
- Modern flat-panel doors throughout

ENVIABLE KITCHENS

- Contemporary textured two-tone plywood cabinetry for durability with stylish black hardware and built-in pantry space
- Attractive wood laminate flooring providing a seamless look with main living areas and is easy to maintain
- Stunning quartz stone countertops with imported ceramic tile backsplash
- Designer selected lighting fixture on island
- Convenient cabinet features include soft-close hardware on all doors and drawers
- Meal prep and cleanup are a snap with large stainless steel sink with sleek single-lever faucet and pullout vegetable spray
- Full compliment of stainless steel appliances:
 - + Samsung 'Smart' counter-depth french door refrigerator with Twin Cooling System, Ice-maker and Built-in Wi-Fi
 - + Samsung 'Smart' convection gas range with Wi-Fi and Air Fry
 - + Samsung energy efficient dishwasher with Stormwash
 - + Samsung 30 inch 400 cfm Over-the-Range Microwave with Sensor Cooking
- Roughed-in for in sink garburator

STUNNING BATHROOMS

- Lavish ensuite with his' and hers' overmount sinks, designer selected sconce lighting, spacious walk-in shower and Kohler hardware with rain & hand shower
- Custom textured cabinetry with black hardware and designer-selected quartz countertops
- Polished chrome bath and shower faucets with undermount sinks
- Main bathroom features a bathtub with ceramic tile surround, quartz countertop and vanity lighting
- Custom framed mirrors in all bathrooms

OUTDOOR LIVING & FEATURES

- Close proximity to natural destinations like Cedar Park, Golden Ears Park, Maple Ridge Park and Alouette Lake
- All **Parkside Homes** feature permanent greenbelt next to the quiet forested nature path at Cedar Park while **Homes with a View** offer sweeping western panoramas
- Each home includes a driveway perfect for washing your car
- All homes feature 340 sqft. of outdoor covered living space
- Rear deck is roughed-in for 220 Volt dedicated wiring for a patio heater, outdoor fan, or hanging light
- Natural gas hookup on rear covered deck allows for built-in bbqs, firepits or outdoor fireplace
- Relax and take a break in the Community Nature Garden located centrally on site

EVERYDAY CONVENIENCES

- Cat5e wiring for Internet, phone and TV in all bedrooms
- Control the temperature in any room individually with electric baseboard heating
- Built-in wood closet organizers
- Stacking 'Smart' front loading Samsung 4.5 cu.ft. Washer & 7.5 cu.ft. Dryer conveniently located on the main level
- 'Smart' wifi enabled garage door opener with keypad for remote access
- Electric Vehicle charging plug in garage
- Hose bibs front and rear of home
- Roughed-in for vacuum system

SAFE & SECURE

- Carefully constructed by trusted builder, AZURE Group, with 30 years of residential construction experience.
- All homes at Hillside come backed with WBI 2-5-10 New Home Warranty
- All homes outfitted with hard-wired smoke detectors and carbon monoxide monitors
- State-of-the-art rain screen protection for durability in our West Coast weather
- Every home roughed-in for alarm system

