

Special Features & Specifications

Each home is designed by our team of award winning architects and interior designers to take full advantage of the views. Homes can be customized to meet your requirements.

FOYER:

- Natural stone tile flooring with in-floor heating
- Wood entry door
- Entry closet

LIVING AND DINING:

- Wide plank hardwood flooring
- Gas fireplace

KITCHEN:

- Wide plank hardwood flooring
- Quartzite stone slab countertops and backsplash (or equivalent quality/material)
- Hardwood cabinet doors
- Accent lighting under upper cabinets
- Blanco under mount stainless steel sinks (or equivalent quality/material/brand)
- Blanco faucet with pull-down vegetable spray (or equivalent quality/material/brand)
- 3/4 horsepower waste disposal unit
- Miele stainless steel hood fan
- Miele refrigerator/freezer
- Miele stainless steel cooktop
- Miele single wall oven
- Miele dishwasher
- Miele microwave
- Miele warming drawer
- Built-in recycling station

SPICE KITCHEN:

- Porcelain tile flooring
- Quartzite stone slab countertops and backsplash (or equivalent quality/material)
- Hardwood cabinet doors
- Stainless steel sink with single lever faucet
- Stainless steel hoodfan and cooktop

MASTER BEDROOM:

- Wide plank hardwood flooring
- Walk-in closet with custom closet organizer

MASTER ENSUITE:

- Tile floors with in-floor heating
- Tile shower walls and bench
- Quartzite stone slab vanity countertop (or equivalent quality/material)
- Hardwood cabinet doors
- Enclosed, frameless glass paneled shower stall
- Grohe handheld shower and rain shower (or equivalent quality/material/brand)
- Grohe wideset vanity faucets (or equivalent quality/material/brand)
- Duravit or Kohler under counter lavatory basins
- Modern bathtub with Grohe tub filler and handheld shower (or equivalent quality/material/brand)
- Duravit one-piece dual flush toilet (or equivalent quality/material/brand)

BEDROOMS:

- Wide plank hardwood flooring
- Closets with organizers and lighting

POWDER:

- Natural stone tile floors
- Quartzite stone slab vanity countertop (or equivalent quality/material)
- Hardwood cabinet doors
- Grohe wideset faucet (or equivalent quality/material/brand)
- Duravit or Kohler under counter lavatory basin
- Duravit one-piece dual flush toilet (or equivalent quality/material/brand)

SECONDARY BATHROOMS:

- Porcelain tile floors
- Quartzite stone slab vanity countertop (or equivalent quality/material)
- Hardwood cabinet doors
- Enclosed, frameless glass paneled shower stall
- Grohe handheld shower and shower trims (or equivalent quality/material/brand)
- Grohe single lever faucet (or equivalent quality/material/brand) ■ Duravit or Kohler under counter lavatory basin
- Duravit one-piece dual flush toilet (or equivalent quality/material/brand)

RECREATION:

- Wide plank hardwood flooring
- Gas Fireplace (Optional)

LAUNDRY:

- Porcelain flooring
- Ceramic tile backsplash
- Quartzite stone slab vanity countertop (or equivalent quality/material)
- Laminate cabinet drawers and doors
- Stainless steel sink with single lever faucet
- Samsung front loading washer and dryer (or equivalent quality/material/brand)

OUTDOOR LIVING:

- Decks with low maintenance porcelain pavers and glass guards
- Terraces with low maintenance concrete pavers
- Gas barbeque connection
- Decorative outdoor lighting

SUSTAINABILITY:

- Built to “Build Green Silver” and exceeds EnerGuide 77 standards or better, for environmental sustainability
- High efficiency HRV, Furnace, Boiler, Hot watertank and central air-conditioning system
- LED recessed pot lights throughout
- Low E, UV reducing glass and high quality, high efficiency windows
- In-home real time energy meter
- “Solar hot water ready” conduits
- “Electric car charging ready” conduits in the garage

SPECIAL FEATURES:

- Central vacuum system
- Solid core interior passage doors
- Smooth finished, painted interior ceilings and walls
- Stairwell handrails with in-wall step lights
- Screwless light switches and receptacles
- Durable epoxy flooring in garage
- Conveniently located hose bibs on patio/terraces
- Lift cab to match interior design

SAFETY AND SECURITY:

- Automatic fire suppression sprinkler system with alarm pre-wiring
- Heat and smoke detectors with alarm
- Security system installed to all operable door and window openings and strategically placed motion sensors (does not include monitoring)

LANDSCAPING:

- Designed by registered landscape architect to meet the Design Guidelines and Development Permit
- Driveway set with paving stones and drainage system
- Retaining walls or berms necessary for site grading
- Trees, shrubs and grass sod to meet Design Guidelines
- Underground automatic irrigation system on timer

CONSTRUCTION QUALITY:

- Construction using the latest “rain screen” technology
- RCABC approved torch-on deck membranes
- Engineered steel reinforced concrete foundations engineered roof trusses
- High quality custom designed windows with insects screens
- R20 wall insulation (as applicable from plans)
- R40 quality insulation (as applicable from plans)
- Metal-insulated garage doors with remote automatic openers
- Registered HPO builder licensed by Province of BritishColumbia

WARRANTY:

The Builder is licensed and warrants the performance of each new home. The HPO Warranty provides:

- 1) First 12 months– The builder will repair or replace any reasonable defect in materials and labor that may occur
- 2) First 24 months – The builder will repair or replace any reasonable defect in materials and labor supplied for the electrical, plumbing, heating, ventilation, and air-conditioning delivery and distribution systems. In addition, coverage for any defect in materials and labor supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home
- 3) 5-year building envelope warranty
- 4) 10-year structural defects warranty
- 5) New home orientation and maintenance instructions
- 6) Warranty is guaranteed by an independent insurer approved by the BC Government

E.&O.E.:

The sales agent can explain these features in detail. The Builder reserves the right to change features and specifications to those of equal or better quality due to problems of supply and labor. Each home plan is different and must be referred to for individual specifications which may vary from the above.