

# THE PEAK AT MOUNTAIN VIEW

## WELCOME TO THE PEAK

- Experience the feeling of spacious single family living surrounded by natural forest, lush trees and greenery
- Abundant outdoor green space and airy rooftop patios strike the perfect balance for indoor-outdoor living
- Spacious 4 bedroom homes up to 2,500 sf, including fully finished basements
- Easy access to Highway 1, Sumas Mountain Village, Parallel Market, Castle Fun Park, Mountain Elementary
- Surrounded by trails, parks and an abundance of green space all punctuated with staggering views of Mt Baker, Sumas Valley and the Gulf Islands
- Entertaining is easy with ample visitor parking stalls for when family or guests come to visit
- Choose from fiveplex, duplex, and stand alone residences – all homes give a single family feel with more space and less congestion

## MODERN EXTERIORS

- West Coast contemporary style is on full display with natural cedar exteriors with 4" beveled hardie board siding all combined to give stimulating visual diversification through careful material articulation
- Oversized rooftop patio oasis with stunning mountain and valley views expands your living space
- Expansive landscaped and fenced backyards with 6 ft privacy partitions so you can enjoy your own space
- Side by Side double garage with storage space for all your outdoor lifestyle activity gear
- Front and rear hose bibs for easy access

## DESIRABLE INTERIORS

- Spacious open concept floor plans exquisitely detailed feature over 9-foot ceilings on all floors with oversized windows which allow natural light to create a welcoming bright space
- High efficiency Samsung front load washer and dryer
- Three designer selected colour schemes to choose from: Grey, Beige, or Smoke
- Custom built-in closet organizers for all your storage needs, master bedrooms include walk-in closets and additional in-home storage with functional organization throughout
- Luxurious high pile carpet in bedrooms, upper hallways and stairs, with engineered hardwood flooring on main floor
- Single panel, solid core doors with black hardware and barn doors for laundry

## GOURMET KITCHENS

- A sense of modern style and luxury is achieved through the use of open concept kitchen for easy living, cooking and entertaining
- Contemporary shaker style and flat panel cabinetry with veneer paneling
- Convenience and mess free built-in compost bin
- Designer selected marble style quartz countertops with a porcelain tile backsplash and large kitchen island with waterfall countertop
- Modern track lighting to light up your prep area
- Premium stainless steel appliances including:
  - Bosch 30" natural gas cooktop
  - Bosch 30" wall oven
  - Panelled 36" Fisher Paykel French door refrigerator with bottom-mount freezer drawer
  - Panelled Bosch dishwasher with adjustable rack and concealed controls
  - Samsung microwave with trim kit

- Double-basin undermount sink with 3 function pull down spray head
- Convenient wall-mounted pot filler lets you fill large pots directly on or near the stovetop, then folds out of the way when not in use
- Free standing beverage fridge to keep your favorite refreshments at an optimal temperature

## SPA-LIKE BATHROOMS

- Bright finishings, elegant lines and luxury details exude calm and serenity in a busy world. Every element has been selected to pamper and please
  - Enhanced fixtures in all bathrooms
  - Convenient main floor powder room with flat panel cabinetry, tank-less toilet, undermount sink and shiplap feature wall
  - Spa like ensuite with deluxe frameless shower and Japanese wet room with floor to wall porcelain tiles and marble style quartz countertops on floating vanities
  - Digital thermostatic shower controls for accurate and precise temperature in all ensuites
  - Main bathrooms feature porcelain tile flooring, bathtub with ceramic tile surround and vanity lighting
- ## ENVIRONMENTALLY SOUND
- Built with Cold Form Steel (CFS), a safer non-combustible steel which does not burn or add fuel to the spread of a house fire. With less probability of foundation problems, earthquake damage, not vulnerable to fungi or organism, including mold/mildew. Also, CFS creates a noise barrier to block out sound between walls and floors and provides a reduction in your home insurance premiums. CFS is the new and innovative path for structural design.
  - Expansive low-E windows maximize sunlight, improve energy efficiency, and keep your home at a comfortable temperature

## SAFETY AND EVERYDAY CONVENIENCES

- Built-in vacuum system
- All units feature air-conditioning
- Comprehensive 2-5-10 Home Warranty including coverage for:
  - Materials and labour (2 years)
  - Building envelope (5 years)
  - Structural components (10 years)
- Carbon monoxide and smoke detectors installed for family safety
- All homes pre-wired for high-speed cable and internet
- Wireless security system
- Privacy screens between decks so you can enjoy your own space
- Committed after-sales services by Mann Group's customer service team