



Key Features – Main Home (excluding secondary suites, where applicable)

Building Details

- 10-year new home warranty
- durable cement-fiber board siding, panels and shingles for durability, and efficiency
- Abundant exterior lighting for safety and security
- Sod front yards, spacious topsoil & seeded rear yards
- Quality laminate flooring on the main level. Carpet on the stairs and in the bedrooms
- Wall-to-wall carpet on stairs and in the bedrooms
- Modern black door hardware, hinges, & cabinet pulls
- Natural gas fireplace and gas barbecue hookup on the patio / deck
- Natural gas roughed-in behind the range for an optional gas range
- Some homes with spacious, legal 1-bedroom suites

Kitchen

- Designer cabinets with soft close cabinets & drawers
- Quartz counters with double stainless-steel under-mount sink
- Stainless steel kitchen appliances

Bathrooms

- Master ensuite with heated tile floor, double sinks, and quartz counter
- Most powder rooms with pedestal sinks
- Easy-care fiberglass tub surrounds in the family bathroom

Energy Efficiency & Security

- Air conditioning & heating using a high efficiency mini-split heat pump with heads in the Great Room and Master Bedroom
- Baseboard heat in other areas of the home
- Active CRV air circulation system for fresh air distribution throughout
- High efficiency gas-fired tank-less hot water.
- 200A electrical service
- Electric car charger circuit pre-wired in the garage, ready for your charger
- Inter-connected AC smoke and CO detectors.
- Pre-wired for high-speed internet and cable, Telus or Shaw

Appliances

- Main kitchen fridge, stove, dishwasher, microwave included
 - RF28T5A01SR, YWFE515S0JS, WDF330PAHS, YWMH31017HS
- Optional, not included: washer / dryer, blinds, garage door opener, screens
- Optional suite appliances not included
- Appliance upgrades, including gas ranges, available through our appliance supplier with the option to add the cost to the purchase price of the home. Ask for details.



Key Features – Secondary Suite (where applicable)

All suites are legal suites, authorized by the municipality as separate living units. Suites are fully insulated from the main house to maximize safety and to minimize sound transfer.

Flooring Details

- High quality laminate flooring in the living room & kitchen.
- Wall-to-wall carpet on stairs and in the bedroom.
- Vinyl flooring inside the private external entrance and bathroom.

Kitchen

- Designer cabinets with soft close cabinets & drawers.
- Double stainless-steel sink.
- Durable laminate countertop.

Bathrooms

- Durable laminate countertop.
- Easy-care fiberglass tub surround.

Energy Efficiency & Security

- Separate electrical meter for the suite.
- Baseboard heat with individual thermostats.
- Inter-connected AC smoke and CO detectors.

Appliances

- Over the range microwave included.
- Optional, not included: fridge, stove, washer, dryer, blinds, screens
- Appliance upgrades available through our appliance supplier with the option to add the cost to the purchase price of the home. Ask for details.