

Fabulous Features

LOCATION - Close to EVERYTHING - Away from it ALL!

- New and vibrant community
- Edging onto a [permanent natural greenspace](#)
- Located near commuter and transit routes
- Walk to neighbourhood parks, local shops and restaurants
- RARE opportunity to own in an complex of only 5 townhomes

EXTERIORS

- Stunning coastal-style exteriors
- Sloped style front door stoops
- Automatic lawn & garden irrigation
- Individual walk leading to your front door and enclosed yard
- Large balcony spans the width of your unit
- Feature design elements adding character and charm including shake accents and boxed out window features
- Window screens on all windows that open

INTERIORS

- Oversized foyer/flex space
- Durable wood laminate flooring throughout the main and lower level
- Open living space with 9 ft. ceilings and crown moulding on the main level
- TV feature wall in the living room with a 60" Napoleon rectangular fireplace
- Big and bright low-E windows throughout with boxed out windows with a deep sill in master & 2nd bedroom
- Balcony sliding door features a glass transom for even more light
- [Mini split heat pump & A/C](#) on the main floor and master bedroom
- Master bedroom designed with a walk-in closet
- Linen closet on the upper level
- SmartStrand Ultra carpeting on stairs and upper level hallway & bedrooms
- Extra thick 7 lb. underlay underneath all carpet areas
- Wood door casings and 5" baseboards throughout
- 2" white faux wood blinds throughout
- Roughed in vacuum
- Electric baseboard heaters with individual thermostats in various rooms
- LED lighting throughout, including LED track lighting in the garage
- Double side-by-side garage with epoxy floor finishing
- Insulated garage door, quiet belt driven garage door opener & keypad

TELUS or SHAW

- Free Telus for 1 year or Shaw for 6 months
- High speed internet & Optik TV service including PVR

APPLIANCES

- KitchenAid 20 cu.ft. French-door refrigerator with internal ice maker
- KitchenAid 5-element electric convection front control range
- KitchenAid dishwasher with prowash cycle
- KitchenAid 1200-watt microwave oven (in kitchen island)
- LG 5.2 cu.ft. front load washer
- LG 7.4 cu.ft. front load dryer

KITCHENS

- Venmar chimney style hoodfan
- Polished 3cm quartz countertop
- Shaker style painted cabinetry with crown moulding
- Extra tall 40" upper cabinets
- Soft close drawers and doors
- Under cabinet lighting
- Kitchen island with breakfast bar
- Ceramic stacked light grey tile backsplash
- Porcelain apron sink
- Single lever chrome faucet with integrated spray function
- Recessed pot lighting throughout main floor
- Big and bright boxed out window with deep sill at kitchen sink

BATHROOMS

- Tile floors & base (main & ensuite)
- Polished 3cm quartz counter tops (pork chop style) & backsplash
- Undermount sinks & Grohe single lever polished chrome faucets
- Shaker style painted cabinetry with soft close doors and drawers
- 5' soaker tub with integrated skirt with white ceramic stacked tile surround
- Ensuite double shower with 10mm thick frameless door with tile surround and a rain shower head + an adjustable shower head
- Environmentally responsible water saver toilet

PEACE of MIND

- Engineered rain screen exterior
- Hard wired smoke detectors
- Pre-wired for home security control panel
- Sturdy and soundproof 2 x 6 exterior wall construction with R20 insulation
- Home protected by Travelers Canada New Home Warranty
 - 2 year materials and labour
 - 5 year building envelope
 - 10 year structural