

## Welcome to Your New Home

- Decorative and contemporary finishing materials that are aesthetically pleasing: durable vinyl siding, stone accents, pre-finished aluminum cladding
- Oversized and spacious two-car garage with 2 remote door openers\*
- Convenient visitor parking
- Master planned landscaping throughout including mature trees and shrubs
- Large and spacious balcony with natural gas BBQ outlet, outdoor lighting and convenient electrical outlet\*
- Blanket New Home Warranty coverage

## Your Suite, Your Style

- Three professionally designed standard colour packages with optional upgrades
- Laminate and tile on main floor, optional hardwood packages
- Garage and lower level living space upgrade options\*
- Optional 2 bedroom plan\*
- Glass wall staircase optional upgrade
- Optional privacy window treatments

## Elegant Bathroom Finishes

- 5' Maax® one piece gel-coated fiberglass tub and showers with ample ledge storage
- Delta® Modern Design Inspired "Trinsic" edition chrome sink and shower fixtures

## Heating and Ventilation

- Power humidifier with humidistat
- Range hood and dryer exhaust venting to the exterior
- Bath fan exhaust venting and self-closing vented to exterior of home

## Design-Inspired Kitchens

- Spacious and contemporary wrap-around kitchen design
- Modern flat panel kitchen cabinets with optional shaker style doors and drawers
- Stainless steel deep double compartment sink
- Stylish granite kitchen countertops

## Appliances

- Five black or white appliances included, with optional 4 piece stainless kitchen packages
- Full-size large capacity stacking electric washer/dryer
- 30" self-cleaning system electric range with ceramic glass top
- Automatic 3 cycle Energy Star® dishwasher with Efficient Wash System
- 21 cu ft. Energy Star® frost free refrigerator w/large capacity pantry door
- Hood fan or optional 1.7 cu ft., 1000 watt 'over the range' microwave

## Electrical Features

- Cat 5 cable TV and telephone outlets in all bedrooms and living rooms
- One switch controlled outlet in living room
- Hardwired smoke and carbon monoxide detectors
- Pre-wired for optional OTR microwave

## Built Green

- Programmable thermostats
- Centrally located 90% high-efficiency forced air furnace
- Energy-efficient appliances
- High-efficiency 40 gal. natural gas water tank
- Low VOC interior wall paint
- Double pane Low E2 argon gas filled windows
- North American built environmentally friendly cabinets with no added urea formaldehyde
- Environmentally inspired design, planning, and engineering to meet Green Built initiatives achieving less waste and improving efficiency

## Townhome Finishing Features

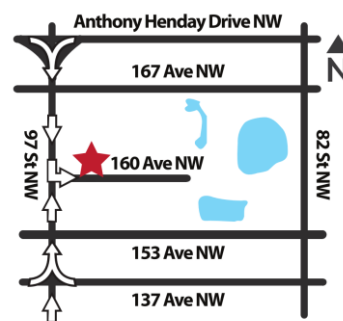
- 36oz nylon carpet, 6lb chip foam underlay
- Raised panel interior swing doors, painted
- Mirrored by-pass doors in bedroom closets
- 1 primer and 2 finish coats of latex/enamel paint
- Modular pre-finish closet shelving
- 2" casing around doors, windows and baseboards
- Decorative finishing detail around suite entry
- Taymor® chrome lever style interior door hardware
- Stylish and modern lighting package
- Decora style switches and electrical outlets
- Full height decorative tile backsplash in kitchen and bathrooms
- 8' Ceiling with Knock-down stipple ceiling treatment
- Convenient home office/flex space on ground level\*

## Quality Construction

- Industry leading high performance floor joists with best in fire protection
- No maintenance vinyl sealed unit slider windows, jambs, and patio doors
- R20 fiberglass batt exterior walls
- 6ml poly-vapour barrier throughout
- 2 layers of 5/8" fireguard drywall on common walls
- R40 blown attic insulation (batt insulation where required)
- 7/16" OSB roof sheathing on sloped roof
- 3/8" OSB wall sheathing
- Double glazing low E sealed units for windows and patio doors
- Durable vinyl balcony deck coating
- Paint coated aluminum balcony rail with pickets
- Garage walls insulated, dry-walled and fire-taped

## Sound Attenuation Features

- 23/32" T&G OSB gold-edge sub-flooring
- Engineered wood trusses
- Two 2x4 demising walls with 1" airspace between shared walls
- R12 batt insulation in both demising walls (total R24)
- 2 layers 5/8" type "x" drywall on resilient channel for each demising wall
- Electrical outlets located in sound control boxes



Along 160 avenue and 95 street

For more information please contact:  
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