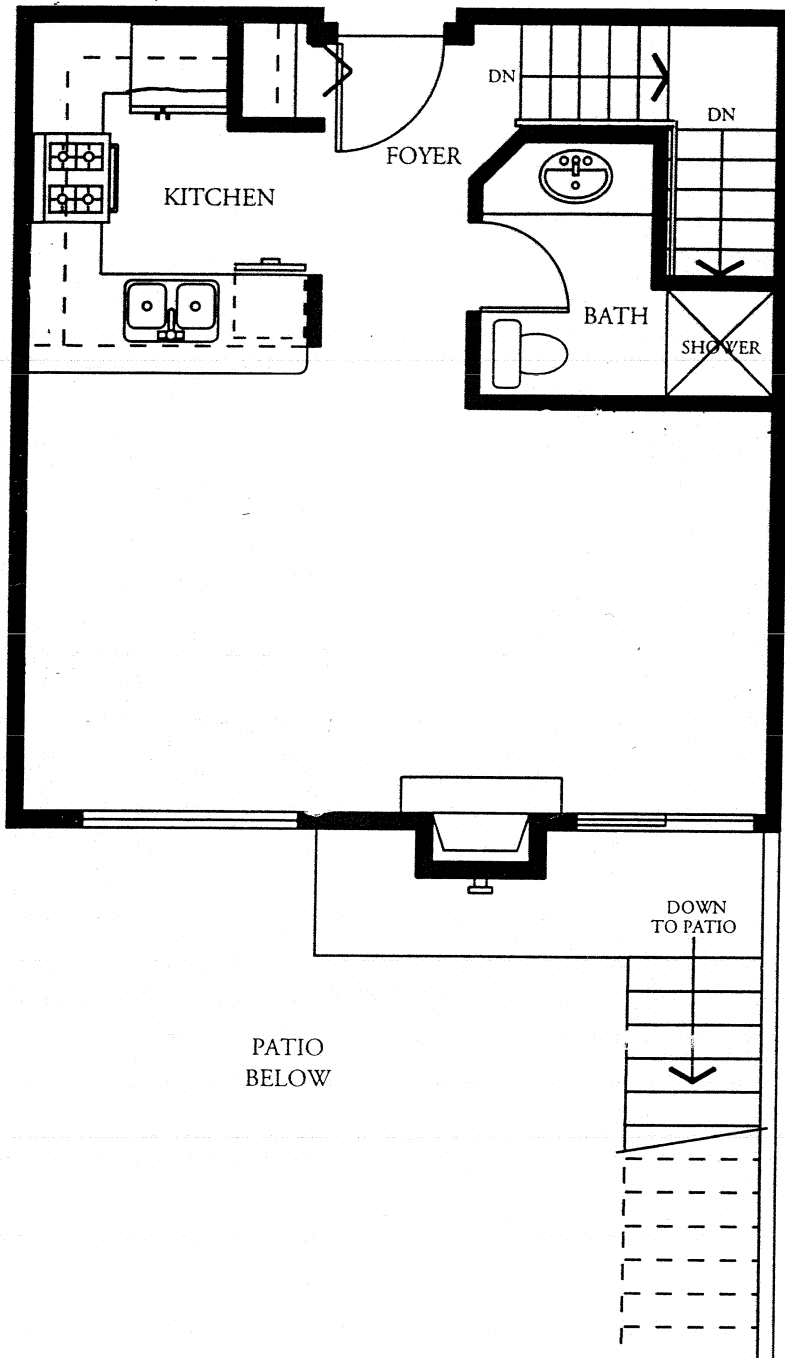




THE CROFTON

AT KERRISDALE

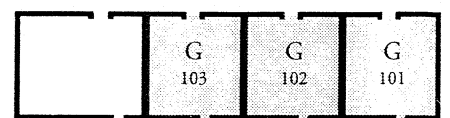


The Connaught Suite

PLAN G

UPPER LEVEL

APPROX. 1,037 S.F.





THE CROFTON

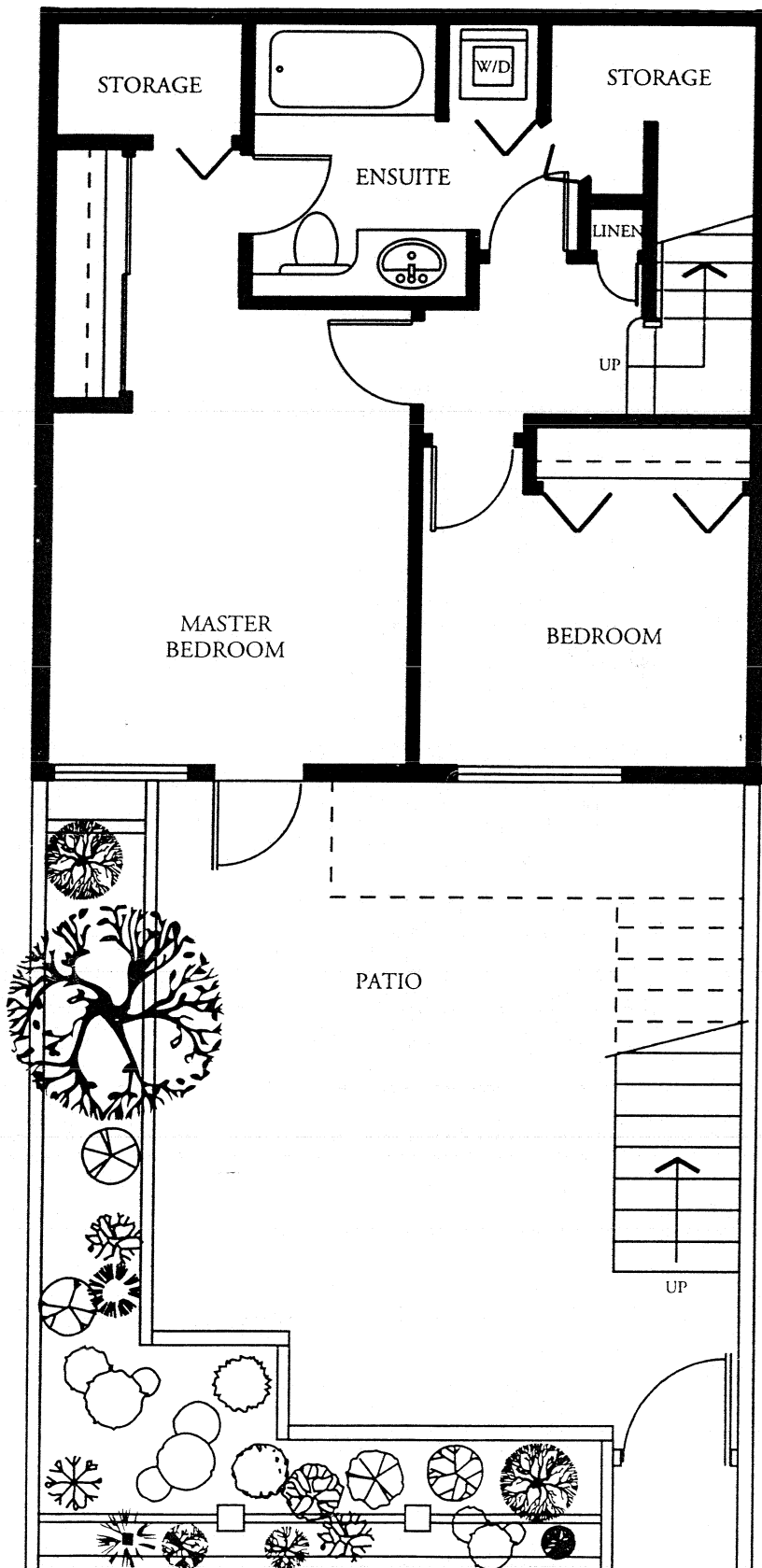
AT KERRISDALE

The Connaught Suite

PLAN G

LOWER LEVEL

APPROX. 1,037 S.F.



| | | |
|----------|----------|----------|
| G 103 | G 102 | G 101 |
|----------|----------|----------|



THE CROFTON

AT KERRISDALE

RESIDENTIAL FEATURES

Leading value in Kerrisdale living

Elegant Exterior and Outstanding Features

- Traditional design with perfect combination of wood trim, siding and shingle to withstand the test of time
- Panoramic view over Fraser River and greenery from selected suites
- Large private patios

Luxurious Interior

- Beautifully appointed common hallway
- Halogen ceiling pot lights to foyer and hallway
- Cozy two level living in selected suites
- 12' high vaulted ceiling in selected suites
- Sunny skylights in selected suites
- Cherry veneered solid wood entry door
- Deluxe bright chrome entry hardware
- Maple Hardwood floor to foyer, kitchen, living and dining rooms
- Slate fireplace surround and maple mantle
- 4" high wooden baseboard
- Decora light switches

Gourmet Kitchen

- Shaker style cherry-stained maple cabinets with microwave shelf and lazy-susan
- Granite slab countertops
- High capacity hood fan
- In sink garbage disposal
- Deluxe name brand appliances with stainless steel
- Gas ranges and oven
- Undermount stainless steel sink with single lever pull out faucet
- Halogen track lights and valence lighting
- Ceramic tile back splash with accent

Security, Comfort and Efficiency

- Pressure equalized Rainscreen construction

- Concrete topping between floors; structural concrete floor and masonry wall between Commercial and Residential suites for maximum soundproofing
- Individual burglar alarm system with break glass sensor installed
- Bright underground parking with security gate
- TV monitoring to garage area
- TV intercom system and controlled access to all entrances
- Wireless remote controlled entry system
- State-of-the-art fire protection with sprinklers and smoke detectors in every suite
- Energy-saving double glazed windows
- High efficiency gas heater fireplace
- Advanced high capacity "Category 5" telephone wiring

YOUR PEACE OF MIND

- 10 years extensive third party warranty*:
 - 2 years on material and workmanship
 - 5 years against water penetration
 - 10 years on major structural

*Additional assurance***

- *SOPREMA* roofing material with 10 years manufacturer warranty
- *HARDIPLANK* siding and shingle with 50 year manufacturer warranty against crack, rot, delaminate, termite attacks.
- *AWARD HARDWOOD FLOOR* with WearMax ceramic finish backed by manufacturer 20 year wear through finish warranty and lifetime structural warranty
- *NAPOLEON* gas fireplace with manufacturer lifetime warranty on essential parts
- *AMERICAN STANDARD* faucets with manufacturer lifetime function and finish limited warranty
- *SCHLAGE* door locks with manufacturer lifetime mechanical warranty and 10 years finish warranty

To maintain the high standards of the development, the developer reserves the right to make modifications and changes. Some features may not apply to all suites. *Refer to Disclosure Statement for details. **Details on terms and conditions of each manufacturer warranty vary.

For Information Call: 266-3322

THE CROFTON in Kerrisdale

Intimate project scores top points with style & value conscious buyers

■ BY JANINE MACKIE
CONDO GUIDE EDITORIAL

Sometimes waiting pays off. Many condo shoppers have been riding the waves of Vancouver's real estate market, wondering if prices will drop, questioning the quality of workmanship, or skeptical that their home will not be accompanied by a third-party warranty.

For those that have taken the time to do their research and would not settle until they found a home that met all their desires, their patience and perseverance is finally being rewarded.

After over a year of precise planning, designing and construction, the homes at The Crofton in Kerrisdale are now complete. There are just 11 strata homes in this intimate project, and the level of finishings is exquisite. Sales representative Lily Korstanje says "the value of The Crofton far surpasses anything else now being marketed in the Kerrisdale area."

Korstanje comments that for many buyers it's like checking off their Christmas wish list: Hardwood floors, vaulted ceilings, luxurious fireplace, ensuite storage and gourmet kitchen . . . all this and more are found in these cosy homes.

Live in Kerrisdale from just \$169,900!

With eight different floor plans ranging from 626 to 1,130 square feet and priced from \$169,900 to \$318,800, there is a home to complement the lifestyle of first-time buyers who are enchanted by the Kerrisdale community, as well as active retirees who wish to downsize from their family homes.

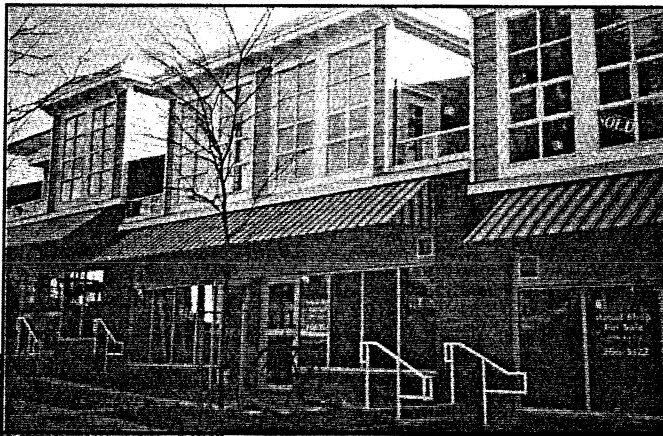


There are one, two or three bedroom floor plans, many with a den and enclosed solarium, and all featuring either a fresh air balcony or ground-level patio. Included in the selection of 11 homes are three townhomes with the living area, solarium and gourmet kitchen upstairs, and two-bedrooms at ground level with a spacious garden patio.

The Crofton has gained much recognition from people living in the area as well as drive-by traffic. Its traditional design blends with the character of Kerrisdale's village atmosphere, and is built with an attractive combination of wood trim and siding with retail and professional services at ground level and homes above.

Rainscreen construction and 10-year warranty

An envelope specialist, engineer Gordon Spratt implemented a waterproofing design for the building, which includes Rainscreen construction with vapour barriers between walls, drainage areas, aluminum flashings and top-of-the-line industrial caulking



around windows and joints. As further protection, Hardiplank siding and shingles were used, a manufactured product with a 50-year warranty against cracking or rotting, as well as Soprema roofing

material with a 10-year manufacturer warranty. If the quality workmanship and materials is not enough to offer peace of mind, each home is further accompanied by a third-party warranty covering two years on material and workmanship, five years against water penetration and 10 years on the building's structure.

Facing the north, the furnished two-bedroom plus den show home overlooks a park where couples picnic under shade trees and children ride their bicycles or chase each other around the playground. Maple hardwood flooring flows from the entrance throughout the living and dining area and skylights and 12-foot high vaulted ceilings add a sense of drama to the space. There's a natural-gas fireplace with slate surround and sleek maple mantel and a private den that's ideal for a home office.

Stainless steel appliances and maple hardwood flooring

Gourmet kitchens sizzle with their stainless steel appliance package and shaker-style cherry-stained maple cabinets. Attention to detail is seen everywhere with granite slab countertops and undermount stainless steel sinks with full-height ceramic tile backsplash. Bedrooms have plush carpeting underfoot with walk-in closet and soaker tub in the master bedroom. Sales representatives are more than willing to take visitors through

any of the other homes including those that are south facing with panoramic views of the Fraser River and stunning sunsets.

For more information on The Crofton at Kerrisdale visit the display home and sales office daily (except Fridays) from 1 to 5 p.m. at 3028 West 41st Avenue in Vancouver, or call 266-3322.