

## *Enjoy spacious comfort and luxurious interiors.*

- Open home plans with your choice of 2 or 3 level living
- Personalize your home by choosing from two professionally selected colour schemes
- Impressive entry with imported handset porcelain tile
- Beautiful hardwood flooring in main living areas complemented by luxurious wool carpet throughout
- Sleek brushed chrome chandeliers in the entry and dining room
- Classic one-panel doors accented by matte black hardware
- Custom-designed fireplaces to enhance your living areas
- Spacious walk-in closets with built-in closet organizer in master bedroom
- Stylish baseboard and door casings provide the finishing touch
- Designer-selected accent paints in living room, master bedroom and powder room
- Oversized windows to let in plenty of natural light
- Modern “easy touch” Decora light switches

## *Your gourmet kitchen blends thoughtful design with practical innovation.*

- Open-plan kitchens with convenient eating nooks and quartz top islands
- Luxurious hardwood flooring
- Contemporary and durable quartz countertops
- Quality stainless-steel Kitchen Aid appliance package
- Double stainless-steel kitchen sink by Acri-Tec with single-lever faucet and convenient vegetable pull-out
- Classic profiled maple shaker cabinets complemented by brushed satin nickel hardware
- Soft, recessed lighting sets a tone of sophisticated elegance
- Convenient pantry to store your dry goods
- Stylish glass mosaic tile backsplash to add flare to your kitchen

## *Luxury baths inspire calm & relaxation.*

- Handset imported porcelain tile flooring in the ensuite, 2nd baths and powder rooms
- Soothing deluxe soaker tub (ensuites only)
- Oversized rain shower heads (ensuites only)
- Convenient double sink vanity in ensuites
- Convenient main floor powder room with hardwood flooring
- Satin nickel cosmetic lighting bar
- Classic profiled maple shaker cabinets with modern satin nickel pulls
- Contemporary and durable quartz composite countertops
- Stylish European style fixtures
- Luxurious heated floors in all bathrooms

## *Enjoy the tranquil security of easy, everyday living.*

- Designed in accordance with RT7 design guidelines to encourage renovation of existing heritage homes and maintain the architectural style and character of the Kitsilano community.
- Home designed to meet Vancouver’s green home building program.
- Full security system
- Finished central vacuum system
- Whirlpool washer and dryer
- BBQ Quick Connect
- Convenient built-in shelf+rod in closets
- Pre-wired for all of your Internet needs (Cable and DSL ready)
- Fully-finished basements
- Multiple cable and telephone outlets throughout
- Cozy, warm & quiet with R 14 insulation in walls, R 40 insulation in ceiling
- High efficiency natural gas fireplace and radiant floor heating
- Energy efficient double-glazed wood windows
- Backed by Travelers Guarantee Company of Canada: 2-year builder; 5-year building envelope; 10-year structural
- 25-year manufacturer’s limited warranty on fiberglass laminate shingles
- 50-year manufacturer’s limited warranty on hardi siding
- Registered home builder with Homeowner Protection Office