



## finishes and features beyond expectation

### A sense of place

- An intimate enclave of 3-storey, 3-bedroom luxury townhomes
- 2-car garages with private remote entry
- On-site, 2-storey amenity building
- Ample visitor parking

### Live in luxury

- 7 spacious floorplans
- 2" faux wood blinds
- Crown mouldings/vaults in Master bedroom
- Crown mouldings in formal living area
- Your choice of 2 designer colour schemes
- Engineered hardwood flooring and stylish carpet
- Outdoor natural gas outlet for BBQ
- 9-foot ceilings on main floor
- Laundry room with washer & dryer
- Fireplaces in all homes, with elegant tile detailing
- Contemporary wood railings with wrought iron spindles
- Designer wood doors throughout
- Screens on all windows

### Gourmet kitchens fit for an epicurean

- Solid surface Quartz countertops
- Under-mount kitchen sinks
- Contemporary cabinets in natural or walnut finish
- Brushed nickel cabinet pulls
- Under-cabinet lighting and tile backsplash for attractive and practical work space
- Bosch appliances in stainless steel
- Fisher Paykel refrigerator
- Bosch Dual Fuel slide in range
- Bosch over-the-range microwave hood fan
- Bosch dishwasher
- Garburator
- Pot lighting in drop ceiling
- Extended kitchen bar
- Water line for optional refrigerator icemaker

### Bathrooms to relax and rejuvenate

- Powder room on main floor
- Above-counter vessel or pedestal sink in powder rooms
- Cabinets to match your kitchen
- Quartz countertops
- Built in separate vanity in some ensuites
- Tile bath surround with river rock detailing and porcelain tile flooring
- Brushed nickel fixtures
- Luxurious soaker bathtubs
- Showers enclosed with frameless glass doors
- Vanity lighting
- Kohler toilets

### For peace of mind

- Special attention to construction detail every step of the way
- Warranty Insurance including:
  - 2-year material and labour
  - 5-year building envelope
  - 10-year structural defects
- Every home acoustically engineered for minimal sound transfer
- Rain screen
- Built in vacuum system (includes vacuum)
- Roughed-in security system
- Fibre cement siding
- Asphalt roofing

### A convenient neighbourhood

- Near Sunnyside Elementary School
- Near Sunnyside Park with playing fields and outdoor pool
- Between two major shopping centres: South Point Exchange and Peninsula Village
- Near public transit
- Close to many golf courses
- Walking distance to a vast array of services, shops and restaurants
- Short drive to beaches of White Rock and Crescent Beach
- 5 minutes to USA border