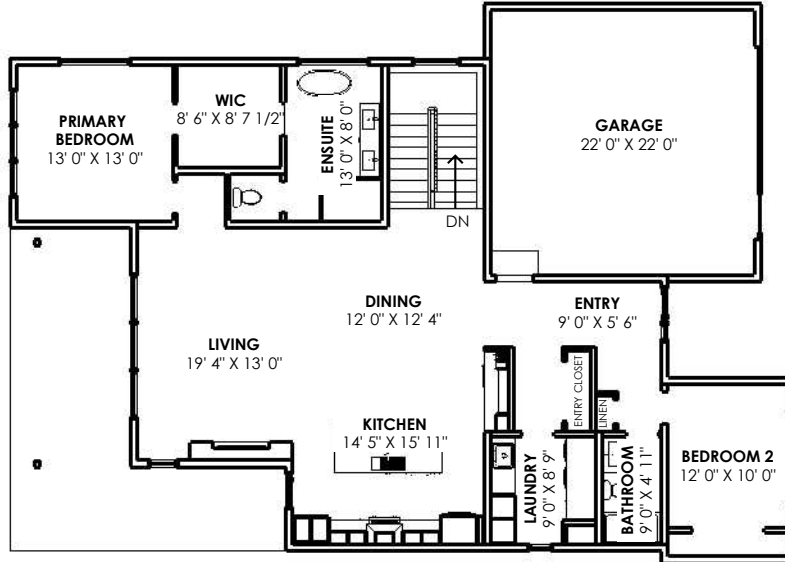
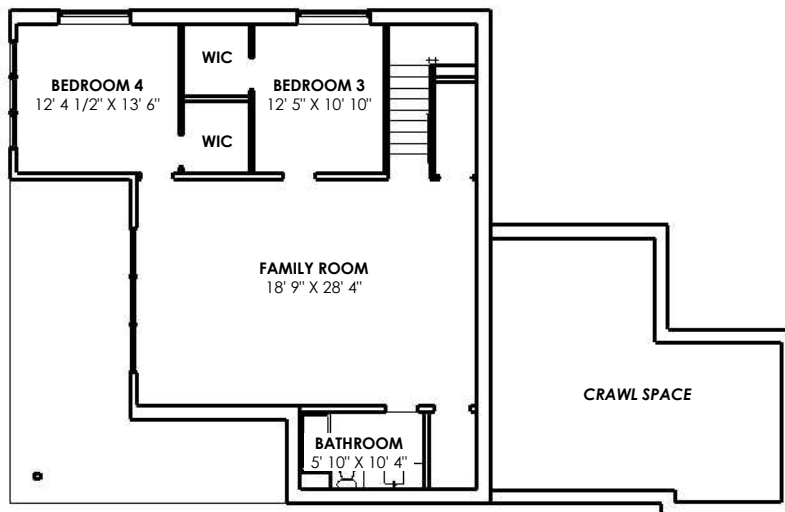




The developer/builder reserves the right to make the modifications or substitutions should they necessary. Any measurements are approximate only. Renderings shown (interior and exterior) are for general illustration purposes only, and should not be relied upon to accurately represent the final product. The developer/builder reserves the right to make modifications to building design, specifications, features, plans, options, materials, and drawings. E&OE



MAIN FLOOR PLAN
1589 SF



BASEMENT FLOOR PLAN
1125 SF



MAIN FLOOR LIVING AREA



PRIMARY BEDROOM

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HOME FEATURES



GENERAL CONSTRUCTION

- B.C Building Code Construction
- B.C Energy Step Code level 3
- Residential flat roof
- Fiber cement siding, corrugated metal and/or stucco
- 3 1/2" smartboard trim
- Torch-on roof
- Fire rated eaves (as required)
- 2' roof overhang
- 7/16" roof sheathing
- 2x6 exterior walls @ 24" o.c.
- 2x4 interior walls
- ICF foundation walls
- 9' ceilings throughout
- Painted drywall throughout
- 3/4" T&G plywood decking throughout
- R-24 wall insulation
- R-40 ceiling insulation
- Engineered floor joists
- Sliding door to patio
- 36" exterior man doors
- Illuminated door chime
- Vinyl double glazed windows
- Exterior GFI electrical outlet at front patio
- Exterior frost-free hose bib

TASTEFUL INTERIORS

- Vinyl click plank flooring
- MDF trim package
- White switches and receptacles
- Whitman-lynden interior passage doors
- LED 4" pot lights

BRIGHT, BEAUTIFUL KITCHENS

- Solid surface countertops
- Riobel faucets
- Double kitchen sink - black
- Flat slab style doors with soft close drawers
- Island with overhang for seating
- Shut-off valves under kitchen sink
- Stainless KitchenAid dishwasher
- Stainless KitchenAid refrigerator w/ bottom freezer
- Stainless KitchenAid gas range
- Plumbed for ice maker
- Over the range stainless hood fan
- Stainless microwave in island

SPACIOUS BATHS

- Solid surface countertops
- Riobel faucets - black
- Large centered mirrors
- Vanity lights above sinks (main bathroom & ensuite)
- American Standard sinks
- Pot light over tub/shower in main bathroom & ensuite
- On-demand hot water with recirculation pump
- 3'6" shower and 5' soaker tub in ensuite
- Power bath fan(s) & GFI receptacle
- Shut-off valves under bath sink(s)

UTILITY SERVICES

- 200 amp electrical panel
- Whirlpool washer & dryer
- Smoke / carbon monoxide detector(s)
- Communication outlets: LR & MBR

EXTERIOR FINISHES

MAIN SIDING

WOODTONE
ASPEN RIDGE
ALLURA



STUCCO

GREY

T.B.C

CORRUGATED METAL

CASCADIA METAL
CHARCOAL



SOFFIT

FISHER - FINELINE
CARAMEL



GARAGE DOOR

CLOPLAY 'MODERN'
GROOVED STUCCO - BLACK
9209 - 4 LONG FROSTED INSULATED
TEMPERED GLASS LEFT STACKED



GENERAL INTERIOR FINISHES

WALL PAINT

CLASSIC GREY
BENJAMIN MOORE
OC-23



TRIM, CEILING AND DOOR PAINT

OXFORD WHITE
BENJAMIN MOORE
CC-30



VINYL PLANK FLOORING

ETM FLOORING
BRIGHTON BEACH
TC76520BBP



TILE FLOORING (BATHROOMS)

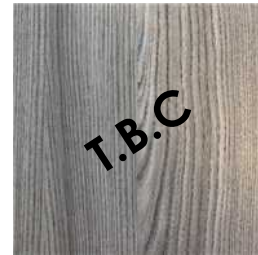
SLATE GREY
12X24 TILE

T.B.C

GENERAL INTERIOR FINISHES

VANITY CABINETS

THERMALLY FUSED LAMINATE
MEDIUM ASH



KITCHEN CABINETS

THERMALLY FUSED LAMINATE
MEDIUM ASH AND CHARCOAL



COUNTERTOP

HANSTONE
UPTOWN GREY
AFT7897



KITCHEN BACKSPLASH

WHITE SUBWAY TILE
4X12



KITCHEN APPLIANCES

FRIDGE

KITCHENAID
STAINLESS STEEL
KRFC302ESS



RANGE

KITCHENAID
STAINLESS STEEL
YKSDB900ESS



HOOD

FULCANO
STAINLESS STEEL
FPVUX30W6SS



KITCHEN APPLIANCES

DISHWASHER

KITCHENAID
STAINLESS STEEL
KDTE204KPS



MICROWAVE

PANASONIC
STAINLESS STEEL
NNSD786S (TRIM KIT NNTK722S)



KITCHEN SINK

BLANCO
HORIZON - COAL BLACK
402679



KITCHEN FAUCET

RIOBEL
BLACK
NJ201BK



LAUNDRY ROOM

WASHER / DRYER
WHIRLPOOL
WHITE
WFW560CHW



LAUNDRY SINK
EXCALIBUR
STAINLESS STEEL
ESL2020/8/1



LAUNDRY FAUCET
RIOBEL
CHROME
NJ201C



ENSUITE FIXTURES

VANITY FAUCETS

RIOBEL
BLACK
COS00BK



TUB - ENSUITE

FLASH
WHITE
AFT7897



SHOWER SYSTEM - ENSUITE

RIOBEL
BLACK
TCO93BK (TEMP CONTROL)
P503BK (SHOWER ARM)
P428BK (SHOWER HEAD)
P5002BK (SLIDE BAR)



ENSUITE FIXTURES

SHOWER TILE
WHITE SUBWAY TILE
4X12



TOILETS
AMERICAN STANDARD
STUDIO - WHITE
3075120.020



VANITY SINK X 2
AMERICAN STANDARD
WHITE
0614.000.020



UPSTAIRS BATH

TUB/SHOWER SYSTEM - BASEMENT

RIOBEL
BLACK
TCO93BK (TEMP CONTROL)
P358BK (SHOWER HEAD)
P870BK (TUB FILLER)



TUB/SHOWER - BASEMENT

MAAX
WHITE
105674L/R



VANITY FAUCET

RIOBEL
BLACK
COS00BK



VANITY SINK

AMERICAN STANDARD
WHITE
0614.000.020



TOILET

AMERICAN STANDARD
STUDIO - WHITE
3075120.020



BASEMENT BATH

TUB/SHOWER SYSTEM - BASEMENT

RIOBEL
BLACK
TCO93BK (TEMP CONTROL)
P358BK (SHOWER HEAD)
P870BK (TUB FILLER)



TUB/SHOWER - BASEMENT

MAAX
WHITE
105674L/R



VANITY FAUCET

RIOBEL
BLACK
COS00BK



VANITY SINK

AMERICAN STANDARD
WHITE
0614.000.020



TOILET

AMERICAN STANDARD
STUDIO - WHITE
3075120.020



INTERIOR LIGHTING T.B.D