

### Welcome Home

- Nestled between two quiet residential streets, Silverwood is a limited collection of finely crafted townhomes designed by award-winning Robert Ciccozzi Architecture Inc.
- Thoughtful architectural exteriors feature brick cladding, board and batten and cedar wall shingles with signature streetscapes offering extraordinary character with Frank Lloyd Wright planter bowls and metal accents.
- Inspired by the picturesque silver maple tree centrally located in the community, the private grassed courtyard created around the tree will provide lush landscaping and outdoor seating.
- Artful landscaping and mews pathways connect your private fenced-in yard with the community.
- Come home to a warmly-lit covered front porch featuring a custom heritage-style entry door.

### The Fleetwood Neighbourhood

- Walk to Two EE's Farm market, great schools, parks and playgrounds.
- Getting to the amenity-rich Surrey Sport and Leisure Centre is literally a walk in the park.
- Discover the golf courses nearby and the convenience of the Fleetwood Community Centre and Guildford Town Centre.
- 15 minutes on bus #502, #395 or #320 to Surrey Central SkyTrain station, King George SkyTrain station or Guildford.
- 25 minutes via 176<sup>th</sup> Street to USA Border.

### Interiors – Modern and Classic

- Two designer colour schemes showcasing modern design and classic charm.
- Durable and easy to maintain porcelain tile flooring in the entry hall.
- Airy 9' ceilings throughout the main level for elevated living and entertaining.
- Rich laminate flooring in dark brown or light grey oak throughout the main level.

- Plush Beaulieu carpeting in the bedrooms, stairs and upper floor hallways.
- Low-E glass windows offer improved energy efficiency and protect the interiors from harsh UV rays.
- Control the heat throughout the household: electric baseboard heaters from room to room have their own thermostats.
- Optiflame electric fireplace with built-in Purifire™ Firebox and custom surround (some homes).
- Contemporary horizontal blinds on windows, vertical blinds on sliding doors and Decora light switches throughout – all included.

### Family Kitchens

- Designer flat-front square-lined cabinetry with beautiful brushed satin nickel pulls provides a warm backdrop in the heart of the home.
- Double thick granite countertops and porcelain subway tile backsplash accentuates this gourmet kitchen.
- Sleek stainless steel appliance package includes:
  - Samsung 18 cu.ft. counter-depth, bottom mount refrigerator with side swing freezer door.
  - Frigidaire easy to clean, electric ceran-top, slide in range with extra-large oven window.
  - Frigidaire built-in dishwasher with digital display and Effortless™ Dry System.
  - Frigidaire Fits-More™ Capacity over-the-range microwave doubles as a hood fan with two fan speeds.
- Beautifully simple stainless steel double-basin sink paired with an American Standard single-lever pull down faucet makes cleaning up easy.
- Additional desk for extra counter space, cookbooks or a laptop (some homes).
- Multi-functional kitchen nook and island offers valuable casual dining areas (some homes).
- Ample storage with an efficient lazy-susan, dual pull-out recycling bins, kitchen island and pantry (most homes).

### Beautiful Bathrooms

- Convenient powder room with stylish pedestal sink and porcelain tile flooring on main level (select homes).
- Escape to the well-appointed master ensuite featuring full-width vanity mirror, brushed steel sconce lighting, his and her sinks and invigorating glass door shower with mosaic tile accents.
- Flat-front square-lined cabinetry with beautiful brushed satin nickel pulls and large format porcelain tile flooring in the ensuite and 2<sup>nd</sup> bathroom.
- Relaxing soaker tub in all 2<sup>nd</sup> bathrooms and some ensuites.

### Everyday Conveniences

- Maytag 27" IntelliDry® front loading washer with matching E-Star Rated electric dryer (optional upgrade).
- Additional shelving in laundry closets (most homes).
- Front and rear hose bibs.
- Cat5e wiring for Internet, phone and TV.
- Curbside garbage and recycling pickup.
- 14 visitor parking stalls.

### Safety and New Home Peace of Mind

- All homes at Silverwood are backed with Travelers 2-5-10 New Home Warranty.
- New construction provides the latest and best practice in rain screen technology for our West Coast climate.
- All homes outfitted with hard wired smoke detectors, along with carbon monoxide detectors on bedroom floors.
- All pathways and outdoor spaces are lit within the Silverwood community.

The developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standards of this development. E. & O.E.