

# FEATURES

## INTERIORS

- Contemporary West Coast design with modern farmhouse detailing
- Four designer colour schemes to choose from
- 7 .2" or 8 .25" Engineered oak hardwood flooring throughout
- Built-in bench with drawer in entryways
- Built-in desk in family rooms
- 50" electric fireplace with shiplap paneling and wood mantle
- Painted Shaker-style interior doors
- Forced air heating and cooling with electric baseboard assist
- Recessed LED pot lights throughout

## KITCHEN

- Custom-built kitchens that maximize functionality
- Slim Shaker cabinets with soft-close doors and drawers, complete with integrated LED lighting and custom cutlery organizers
- Matte ceramic subway tile backsplash
- Marble-look quartz countertops
- Gourmet Fisher & Paykel appliance package, including:
  - Stainless steel French door fridge with exterior water and ice maker and freezer below
  - Five-burner gas cooktop
  - 30" wall oven
  - Double DishDrawer<sup>™</sup> dishwasher
- Integrated Panasonic microwave
- AEG 30" glide-out range hood
- Farmhouse-style Kohler apron-front sink with matte black pull-down Kohler faucet
- Pull-out blind corner cabinet and lazy susan in select homes
- Matte black pendant light above sink

## BATHROOMS

- Custom vanities with slim Shaker doors
- Quartz countertops and backsplashes
- Matte porcelain floor tile with ceramic tile shower surround
- Frameless glass shower enclosures
- Relaxing Hytec bathtubs
- Kohler undermount sinks
- Kohler Persuade Curv toilets with quiet-close seat
- Matte black Kohler plumbing fixtures throughout
- Additional features in ensuite:
  - Extra-high vaulted ceiling in select ensuite
  - Custom medicine cabinets
  - Fully tiled walls and floors
  - Separate shower and bathtub
  - Integrated shelf in select showers
  - Heated floors for extra comfort

## BEDROOMS

- Ceiling-mounted drum lights
- Custom closets with matte black hardware
- Walk-in closet with additional integrated drawers in main bedrooms
- Extra-high vaulted ceiling in main bedrooms

## LAUNDRY ROOMS

- Full-capacity front-loading LG washer and electric dryer
- Built-in countertop, storage and hanging rod
- Matte grey porcelain floor tiles

## GARAGES

- Fully detached two car garage with access from the lane
- Ample space for storage on walls
- Polished concrete floors
- EV charger ready with 240V plug

## EXTERIOR DESIGN AND LANDSCAPING

- Modern farmhouse style with pitched metal and shingle roofs and black exterior windows
- Board and batten, shaker, or Cape Cod style siding with distinct exterior colours for each home
- Extensive landscape design, with a front and rear yard, fencing separating most homes, and raised planter boxes for growing your favorite vegetables
- Large front porches complete with real wood soffits above and custom picket railings for a unique architectural design statement
- Mature yew and cedar hedges complete with picket fencing between homes for additional privacy and enjoyment