

# M

## FEATURES

*Marilyn*  
on the park

### WELCOME

- Conceived by Keystone Architects, the contemporary architecture is showcased by Hardie panels, with accents of brick and wood
- Located across Brydon Park, in Langley City's Nicomekl neighbourhood
- Open concept floor plans boast up to spacious 1,545 square feet of functional living space
- Private and secure side by side or tandem garages with plenty of storage

### MINIMALIST EXTERIOR WITH A MODERN TWIST

- Discover a boutique collection of 43 contemporary three and four-bedroom townhomes, artfully crafted at Area3 Design
- Black aluminum fencing and entry gates compliment the architecture and landscaping to craft a welcoming streetscape
- Individual entries with classic front doors and stainless-steel hardware
- Garage door boasts a Liftmaster motor with built-in camera

### SINGLE-FAMILY INSPIRED INTERIORS

- Designer colour palettes in two schemes curated by Area3 Design: Sage, Soft White
- Airy ceilings heights throughout living spaces
- Premium wide plank laminate flooring throughout living areas
- Soft, plush wool blend carpeting in bedrooms, hallways and staircases
- All cabinet doors and drawers include premium soft-close mechanisms
- High-efficiency LED lighting throughout your home
- Low E-glass windows paired with roller shades reduces harmful UV- light damage to furniture and art
- Screwless electrical plates throughout provide a clean and upscale finish

### KITCHENS THAT LOOK & FUNCTION BEAUTIFULLY

- Bright and spacious open-layout kitchens
- Slim Shaker-style cabinetry with soft-close, flat panel drawers with plenty of storage
- Elegant yet durable quartz countertops with contemporary glazed ceramic tile backsplash
- Convenient full-height pantry for ease access
- Large kitchen island with high-top seating space and built-in shelving serves as additional storage space
- Efficient double-bowl stainless steel sink with polished single-handle pull-down faucet
- Recessed pot lighting and elegant under-mount cabinet lighting
- Innovative Samsung stainless steel appliances:
  - Counter-depth French door fridge with Water and Ice Dispenser
  - Standard five-burner slide-in 30" gas range with large capacity convection oven
  - Sleek glide-out range hood fan
  - Durable and quiet ENERGY STAR® dishwasher
  - Panasonic innovative Inverter® technology Microwave with matching trim fit

### BATHROOMS

- Slim Shaker cabinetry in Sage or Soft White, with soft-close doors and drawers for lots of storage
- Step into style with gleaming porcelain flooring
- Glittering quartz countertops throughout all bathrooms
- Modern vanity with accent wall tile in main floor powder room
- Primary ensuite with dual vanities, separate frameless glass shower, porcelain wall tile, spacious quartz countertop and dual undermount sinks (some homes)
- Enjoy the convenience of the extra full bathroom(s) featuring a soaker tub with porcelain tile surround

- Modern Kohler faucets and showerheads add a sophisticated touch
- Polished chrome accessories
- Modern, high-efficiency toilet to help conserve water

### CONVENIENCES ABOUND

- Generous storage space throughout
- Pre-wiring for EV-charging
- Fitting laundry rooms with linen storage (some homes)
- Full-size front-loading washer and dryer by Samsung
- Front and rear garden hose bibs for all your outdoor needs
- Curbside garbage and recycling pickup
- Ample parking for guests
- Built-in wall-mount shelving and linen closet in select homes
- Refreshing forced-air heating with optional A/C cooling throughout homes
- High-efficiency tankless hot water heater

### PEACE OF MIND

- SYNC Customer Care Program
- Hard-wired smoke and carbon monoxide detectors
- New Home Warranty coverage from WBI Home Warranty including:
  - 2 Year Material & Labour Warranty
  - 5 Year Building Envelope Warranty
  - 10 Year Structural Defects Warranty
- Rainscreen protection system for weather durability
- All homes roughed in ready for alarm system

### CUSTOMS THAT MAKE LIFE MORE COMFORTABLE

- Built-in closet shelving and organizers throughout
- Optional central air conditioning