



JUNIPER

TIMBER COURT

FEATURES

DRAFT

YOUR LYNN VALLEY HOME

- Designed by award-winning Raymond Letkeman Architects Inc., Juniper at Timber Court features modern West Coast architecture distinguished by pitched roofs and prominent wood beams
- Find thoughtful pedestrian pathways throughout the community and a focal water feature on 27th Street
- The lobby is filled with natural sunlight and features timber-supported canopies, a welcoming lounge with a fireplace and imported stone flooring
- Most ground-level homes offer direct entry from the street through a fenced yard
- Enjoy the convenience of a fitness studio and social lounge exclusive to Timber Court residents (located in future neighbouring buildings)

DISTINGUISHED INTERIORS

- Welcoming you home is a contemporary, flat-panel, stained wood entry door with polished chrome hardware
- Hydronic (water-based) in-floor radiant heating system keeps you comfortable
- Rich laminate flooring sets the tone for tasteful design throughout
- Airy nine-foot ceilings in living and dining areas create a spacious, open interior
- Choose from two designer-selected colour schemes: Dark or Light
- Plush nylon carpeting in bedrooms puts durable style at your feet
- Horizontal blinds on windows give privacy from the outside while being attractive from the inside
- Low E, double glazed, thermally broken, vinyl windows improve energy efficiency and ensure ideal indoor temperatures year round
- Enjoy outdoor living with a large deck or spacious patio, and yards for most ground floor homes

SPA-INSPIRED BATHROOMS

- Imported, designer-selected porcelain tile flooring creates a sophisticated look
- Flat-panel, square-line profile cabinetry features polished chrome pulls and soft-closing hardware

- Custom cabinetry in your choice of stained wood veneer or glossy white
- Ensuites offer a luxurious oversized shower with frameless shower doors and rainshower head with wand, built-in toiletries niche (some homes) and integrated bench seating (most homes)
- Attractive and durable quartz countertops accented by Grohe faucets
- Prepare for your day in style with a contemporary vanity mirror and lighting
- Water-conserving, dual-flush water closets feature soft-closing lids

GOURMET KITCHENS

- Premium flat-panel cabinetry in stained wood veneer or glossy white is accented with polished chrome pulls and soft-closing hardware
- Elegant, polished quartz countertops with a handset marble backsplash
- A kitchen island expands your work space and becomes a family gathering place (some homes)
- Sleek, stainless steel appliances by KitchenAid and Fisher & Paykel coordinate beautifully:
 - Energy Star qualified dishwasher fully integrated with custom cabinetry
 - 17 cu.ft. counter-depth french door refrigerator
 - Wall oven with even-heat technology
 - 5-Burner gas cooktop with full-width cast iron grates
 - Convenient microwave and hoodfan combination unit
- Contemporary recessed pot lights and under-cabinet lighting beautifully illuminate your work area
- Special cabinet features include a Lazy Susan (some homes)
- Durable laminate flooring ensures an effortless clean up
- A dual roll-out recycling bin station makes it easy to care for the environment
- Stylish, undermount stainless steel sink makes food preparation and clean up simple
- Polished chrome faucet by Grohe with retractable pull-out vegetable spray offers style and convenience

PEACE OF MIND

- Gated underground parkade with security cameras and emergency buttons gives you added safety and security
- Each suite entry comes with a heavy deadbolt lock and door viewer
- Ground floor homes feature wired-in alarm systems
- Smoke detectors and fire sprinklers are installed in all homes and common areas
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural components (10 years)
- Polygon "New Generation" design and construction provides outstanding durability in the West Coast climate

THOUGHTFUL TOUCHES

- Conveniently located TV outlets and telephone jacks mean your electronics are placed exactly where you want them
- Wired for high-speed Internet access
- Washer/dryer is included in every home
- Enter the building, parkade and common areas with key fob access
- Gated underground visitor parking for friends and family
- A dog wash station in the parkade creates the perfect rinsing area after a day in the neighbourhood trails

OPTIONS TO SUIT YOUR NEEDS

- A storage/bicycle locker to keep your gear
- A mini garage for your most valuable outdoor equipment
- Additional parking stall