

PROUDLY BUILT BY



# TWIN OAKS

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624 Strandlund Ave-10 Quality Townhomes

Nestled in the heart of Langford and within walking distance to grocery stores, restaurants and more. These 3 bedroom plus den units have been professionally designed with 1800 square feet living space, high end modern finishings, including under cabinet lighting, electric fireplaces, electric car chargers and in floor master ensuite heating.



## MAIN KEY FEATURES:

- 3 floors, 1,800 square feet 3 bedroom units plus den
- Interior stained wood railing
- High volume, 9 ft tall ceilings on the main floor
- Engineered SPC flooring in main living areas
- Baseboards and windows, door and closet casings
- Large windows for natural light
- Quality sculptured touch carpet with eco-friendly underpad on stairs, upper and lower hallways and bedrooms
- Window coverings throughout
- Contemporary light fixtures in foyer, dining, stairs, and master bedroom
- LED lights in the bedrooms, halls, laundry, walk-in closet & living room
- 60 inch electric fireplace, with surround tiles and custom shelving built-in
- Custom wood closet organizer
- Wood shelving in bedrooms closets & linen closets
- Air conditioning heat pump with natural gas forced air heating



## GOURMET KITCHENS

- Stainless Steel Kitchen Aid appliance package, pro series including fridge with ice & water, gas range, microwave and dishwasher
- Custom cabinetry with Soft close doors
- Quartz countertop and undermount sink
- Waterfall island
- Pullout spray faucet
- Recessed LED pot-lights
- Tile backsplash

## OTHER KEY FEATURES

- Exterior Natural Gas BBQ outlet
- Roughed-in fridge water line
- Cat-5 wiring and next-generation fibre optic telecommunication network
- Min. 2 cable and 2 telephone outlets
- HRV system
- Energy Star Instant hot water tank
- Finished connection for electric car charger
- 2 car parking per unit
- Premium units with private backyard available, off the main
- Strata permits rentals and allows two dogs or 2 cats with no size restrictions
- 2-5-10 year warranty



## BATHROOM

- Custom cabinetry with Soft Close doors
- Quartz counters with undermount sinks in ensuite, main and lower floor bathrooms
- 4 piece master ensuite with floor to wall tiles
- Heated tile floors in the ensuite
- Main bathroom tub and shower combination
- Tiled ensuite shower with frameless glass door
- Chrome plumbing fixtures