

Construction by



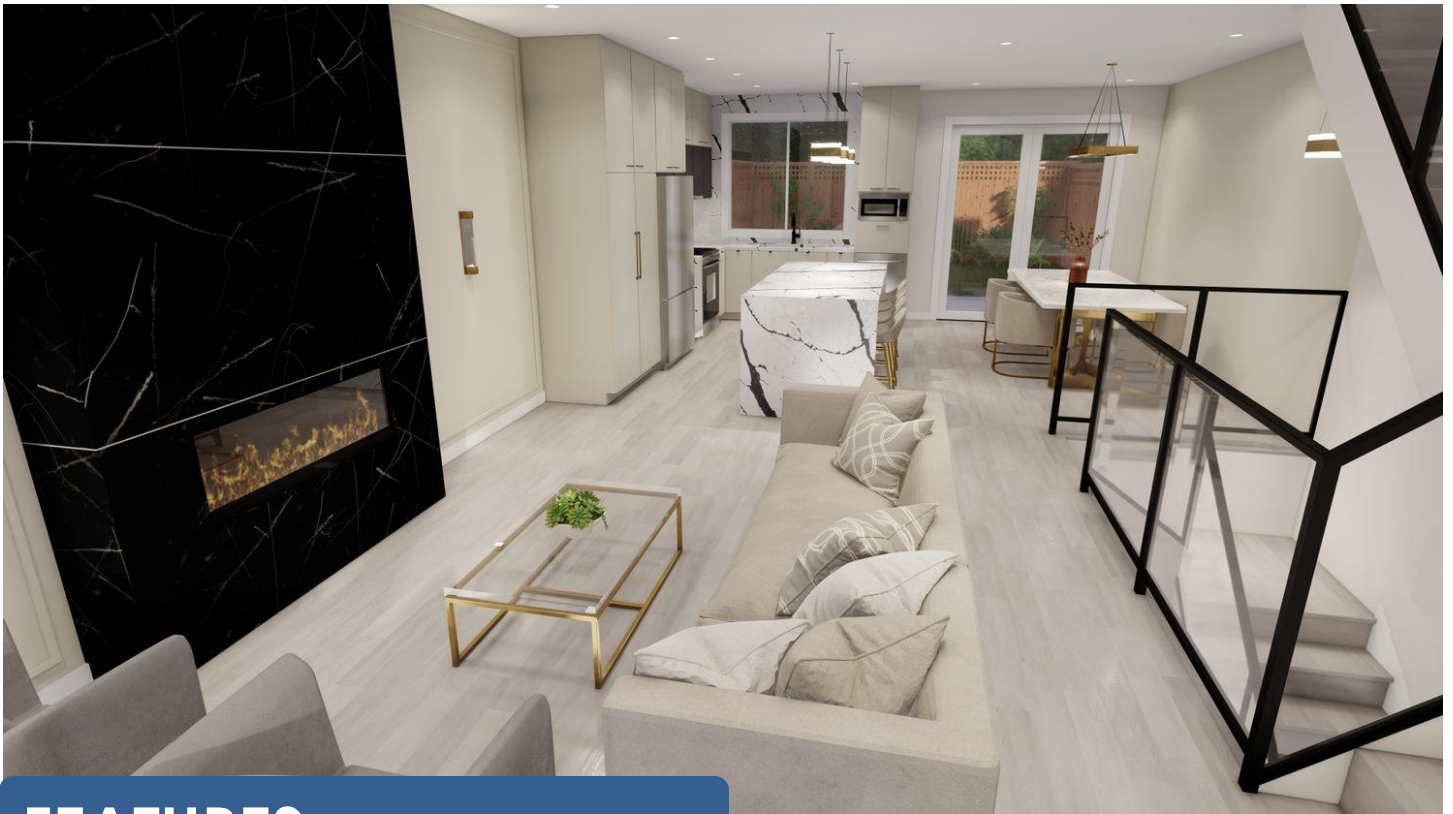
**GUR KIRPA
DEVELOPMENTS**



FLORENCE FELICITY

1000 Citation Rd – 12 Quality Townhomes

A brand new, boutique development of 12 luxurious townhomes in the heart of the Westshore. True open concept floor plans with over height ceilings, full sized driveways and garages. Outside features lush landscaping packages complete with irrigation and even a common outdoor park area. Luxe interiors with quartz counters throughout, high-end appliance packages, Heat pumps with A/C, on demand natural gas hot water and BBQ hook up. Minutes from the world renowned Jack Nicklaus designed Bear Mountain golf community, lake access, Millstream village shopping center and everything the Westshore has to offer.



FEATURES:

- Well designed floor plans by award winning Victoria Design Group
- Over height ceilings
- Professional interior design package by BuildMode Luxe Inc.
- Sleek wooden handrails with glass panels
- Modern linear electric fireplace with ceiling height tiled surround
- Tiled foyer
- Heat pump with air conditioning
- On demand natural gas hot water
- Electric car charger ready
- Heated ensuite floors
- All units face a city road and have full driveways plus garages for parking
- European laminate floors throughout the entire main living area including the stairs
- Private rear yards with professionally designed landscaping



LUXE KITCHENS

- High end stainless appliance packages
- Wine fridge in island
- Gas range with option for electric
- Quartz countertops throughout
- Sprawling island including quartz waterfall
- Black faucets with brass hardware
- Ceiling height tiled backsplash
- Designer lights and hardware
- Two tone cabinetry
- Soft close doors and drawers
- Sleek layout including wall mounted microwave and modern hood fan
- Built in pantry



SLEEK BATHROOMS

- Floating vanities
- Custom glass enclosed showers in ensuite
- Black hardware
- Brass accented mirrors
- Heated floor in ensuite
- Soft close doors and drawers
- Quartz countertops in all bathrooms
- Fully tiled ensuite (all walls and flooring)

FLOOR PLANS



1000 Citation Road Block 1 - Unit 1

*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending municipal approval.

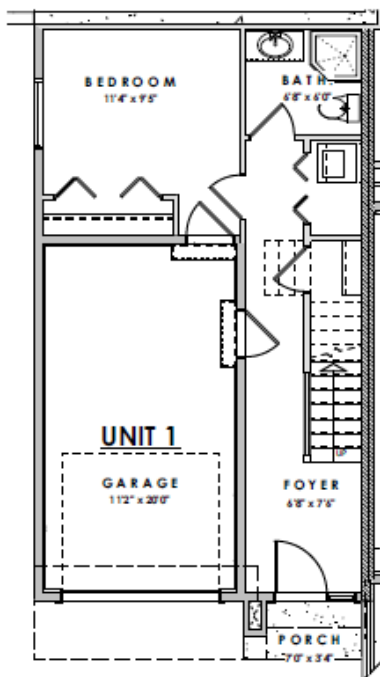
Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice.

LIVING AREA

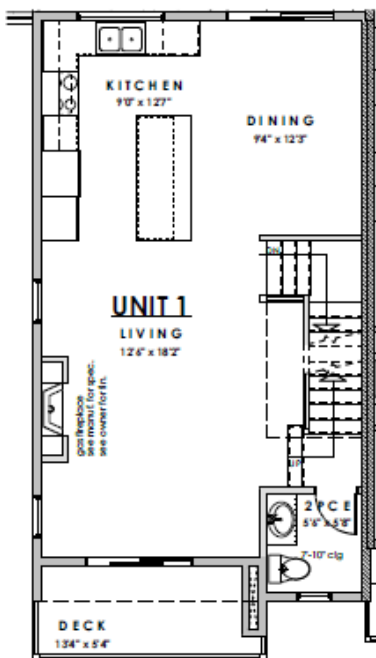
Primary: 1575 sq.ft.

OTHER

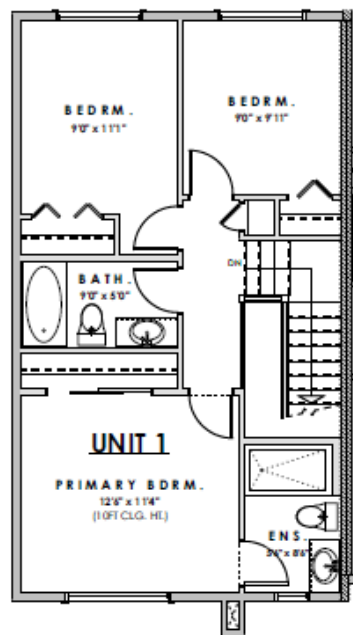
Garage: 256 sq.ft.



Lower Floor
371 sq.ft.



Main Floor
622 sq.ft.



Upper Floor
582 sq.ft.

FLOOR PLANS



1000 Citation Road Block 1 - Unit 2

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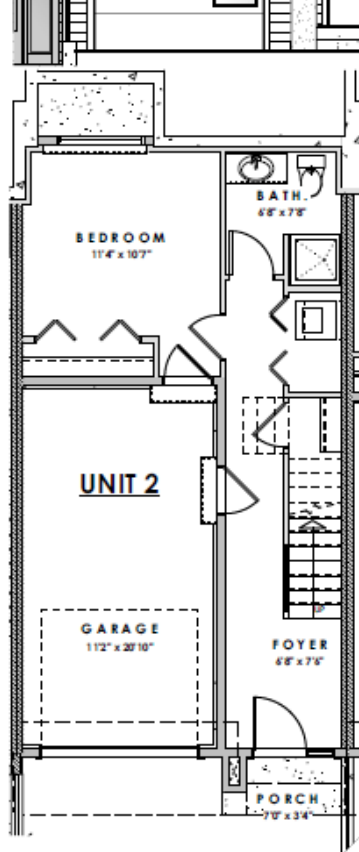
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LIVING AREA

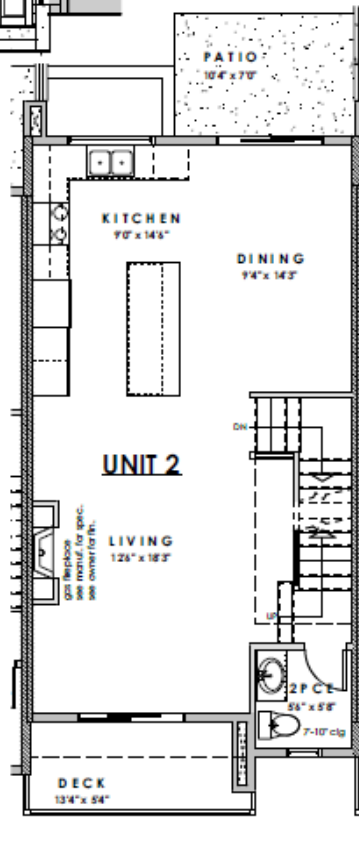
Primary: 1656 sq.ft.

OTHER

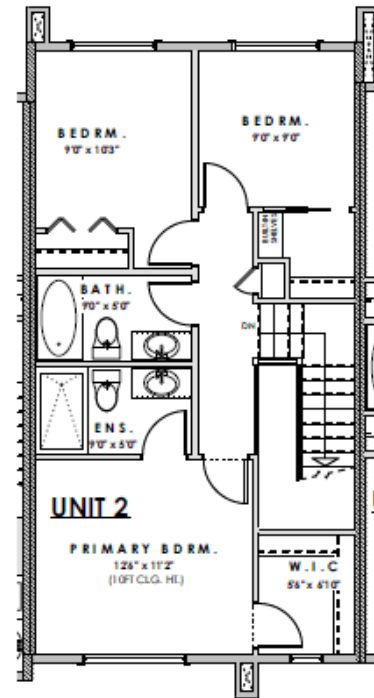
Garage: 269 sq.ft.



Lower Floor
395 sq.ft.



Main Floor
655 sq.ft.



Upper Floor
606 sq.ft.

FLOOR PLANS



1000 Citation Road Block 1 - Unit 3

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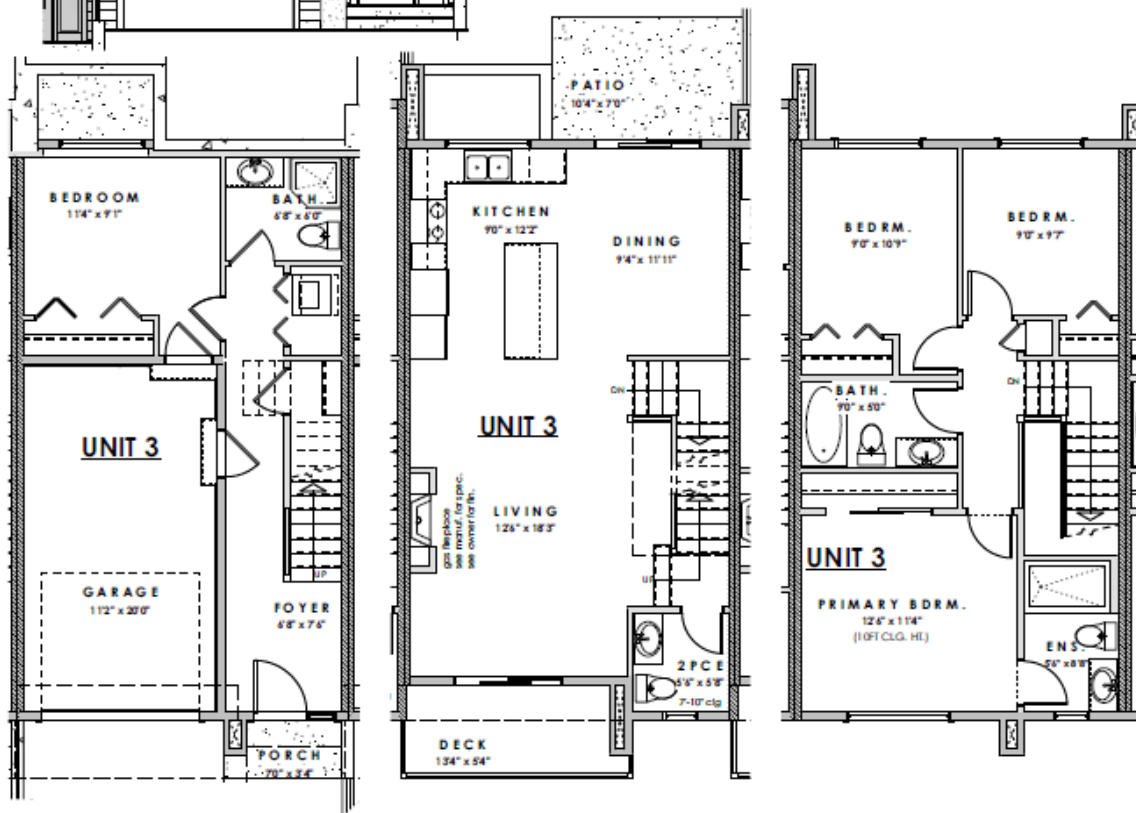
Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice.

LIVING AREA

Primary: 1544 sq.ft.

OTHER

Garage: 259 sq.ft.



Lower Floor
363 sq.ft.

Main Floor
610 sq.ft.

Upper Floor
571 sq.ft.

FLOOR PLANS



1000 Citation Road Block 1 - Unit 4

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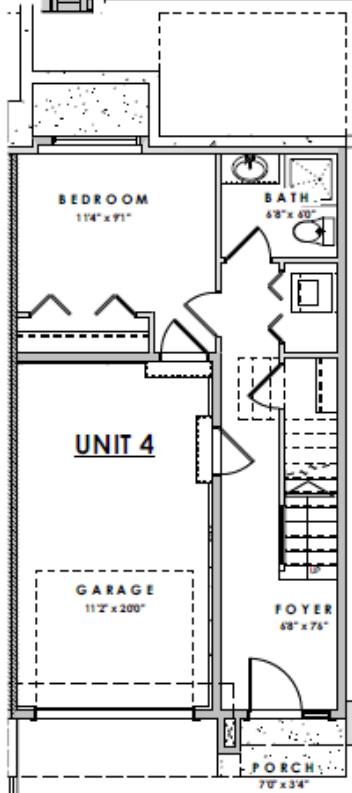
Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice.

LIVING AREA

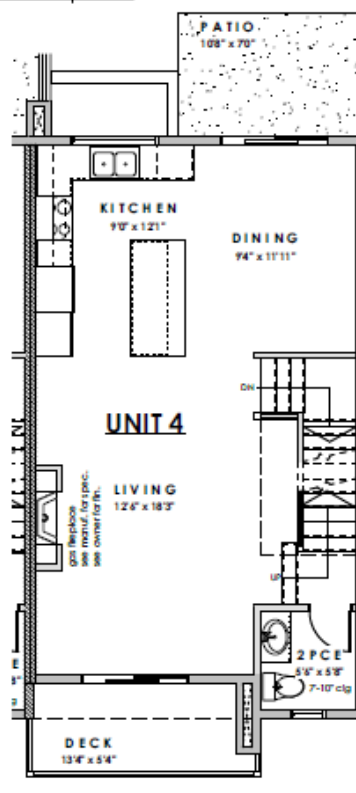
Primary: 1566 sq.ft.

OTHER

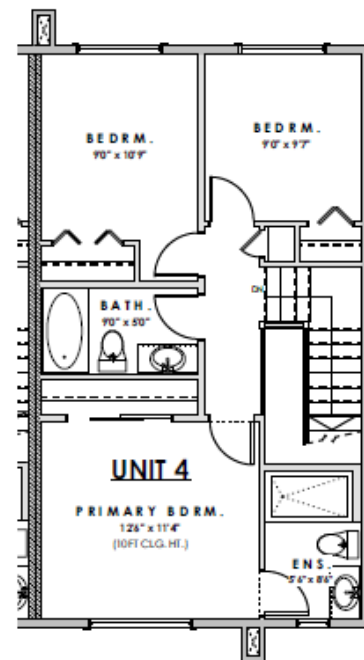
Garage: 259 sq.ft.



Lower Floor
376 sq.ft.



Main Floor
615 sq.ft.



Upper Floor
575 sq.ft.

FLOOR PLANS



1000 Citiation Road Block 2 - Unit 5

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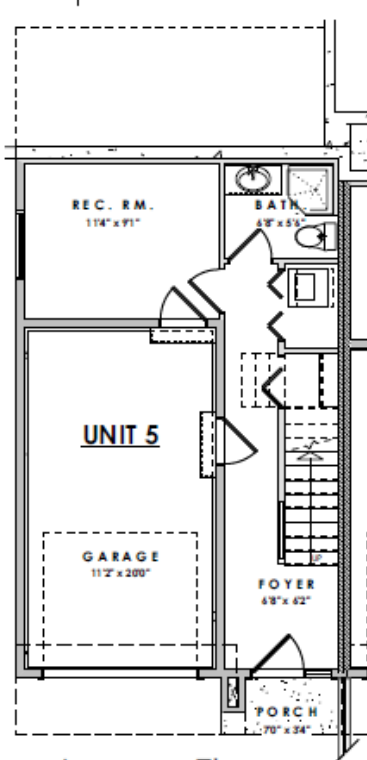
Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice.

LIVING AREA

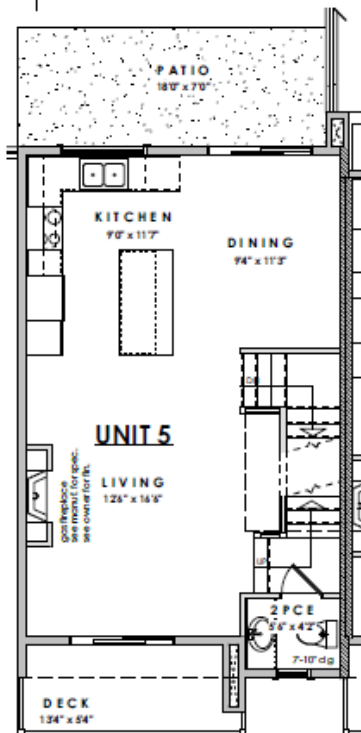
Primary: 1425 sq.ft.

OTHER

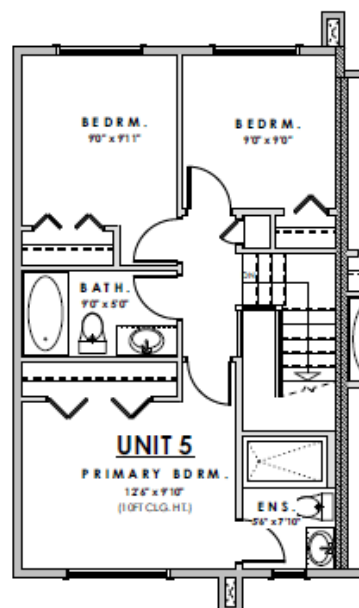
Garage: 256 sq.ft.



Lower Floor
317 sq.ft.



Main Floor
571 sq.ft.



Upper Floor
537 sq.ft.

FLOOR PLANS



1000 Citation Road Block 2 - Unit 6

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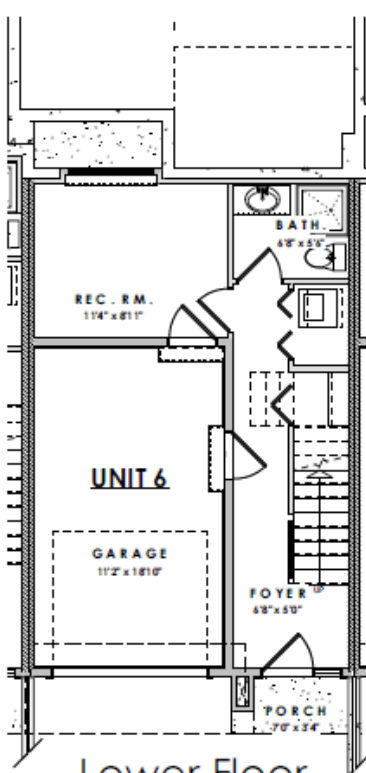
Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice.

LIVING AREA

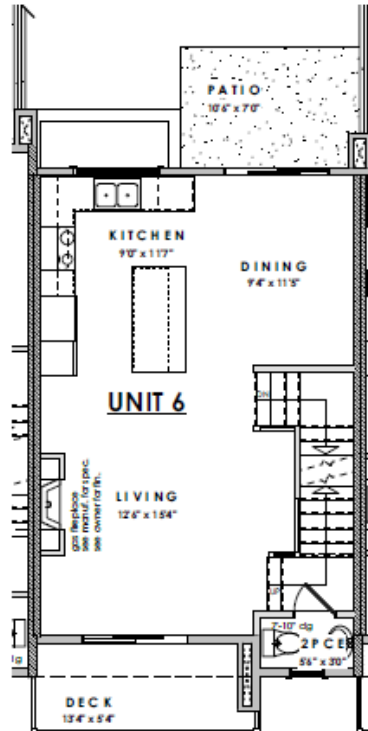
Primary: 1371 sq.ft.

OTHER

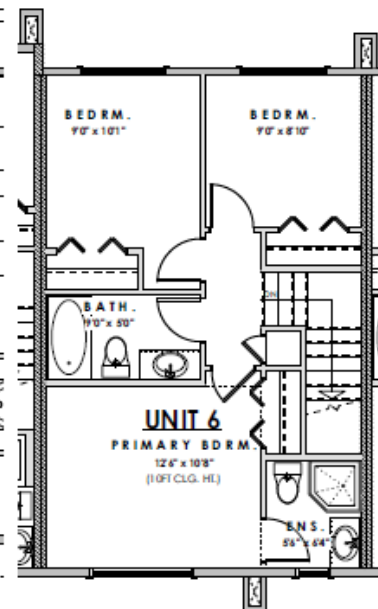
Garage: 245 sq.ft.



Lower Floor
308 sq.ft.



Main Floor
540 sq.ft.



Upper Floor
523 sq.ft.

FLOOR PLANS



1000 Citation Road Block 2 - Unit 7

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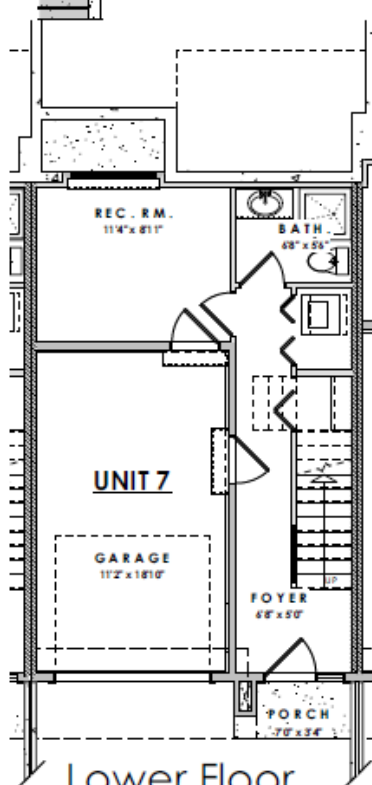
Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion.
Subject to change without notice.

LIVING AREA

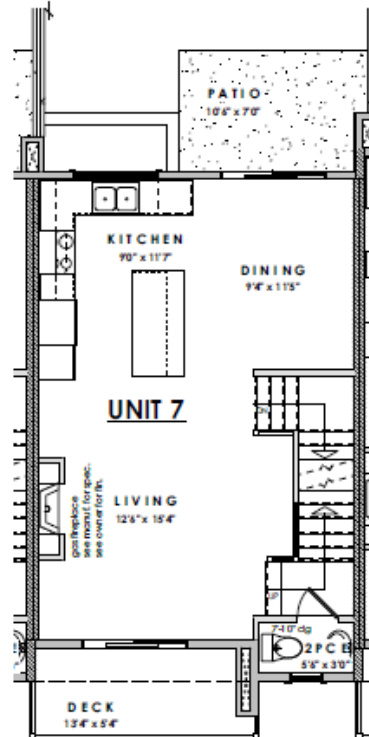
Primary: 1371 sq.ft.

OTHER

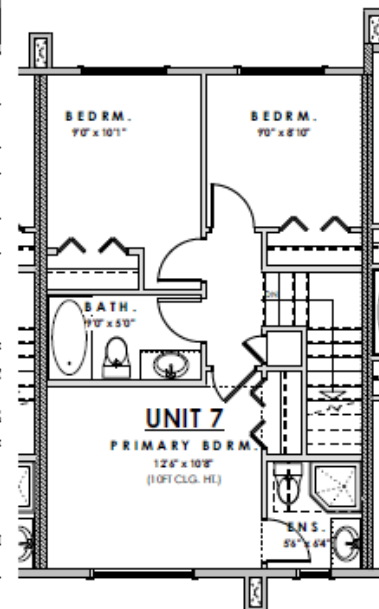
Garage: 245 sq.ft.



Lower Floor
308 sq.ft.



Main Floor
540 sq.ft.



Upper Floor
523 sq.ft.

FLOOR PLANS



1000 Citation Road Block 2 - Unit 8

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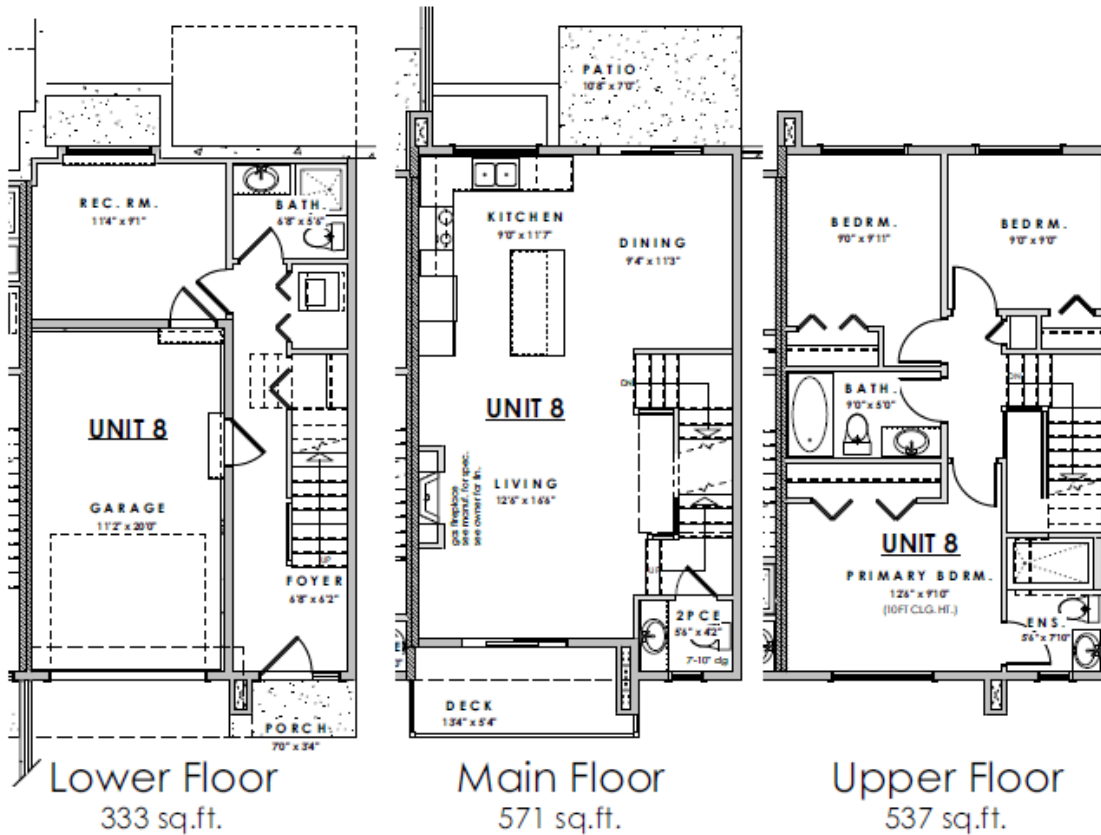
Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion.
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LIVING AREA

Primary: 1441 sq.ft.

OTHER

Garage: 259 sq.ft.



FLOOR PLANS



1000 Citation Road Block 3 - Unit 9

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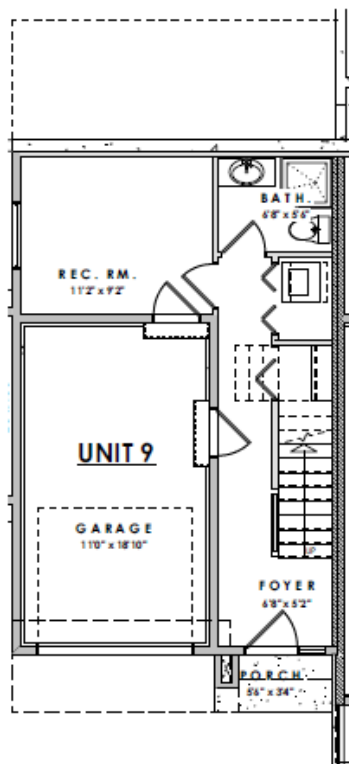
Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion.
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LIVING AREA

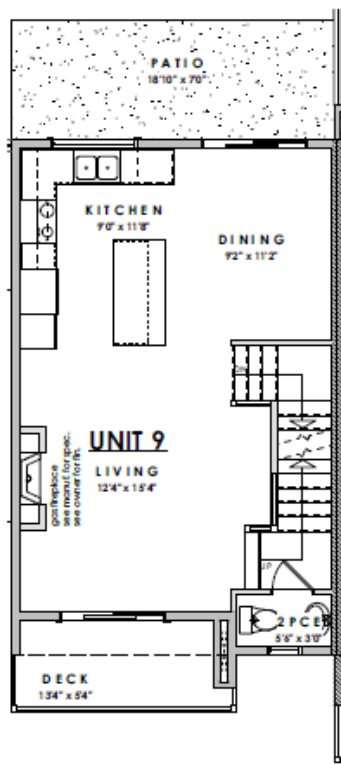
Primary: 1383 sq.ft.

OTHER

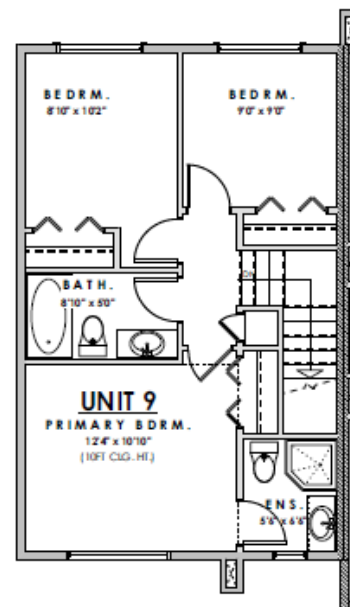
Garage: 238 sq.ft.



Lower Floor
310 sq.ft.



Main Floor
545 sq.ft.



Upper Floor
528 sq.ft.

FLOOR PLANS



1000 Citation Road Block 3 - Unit 10

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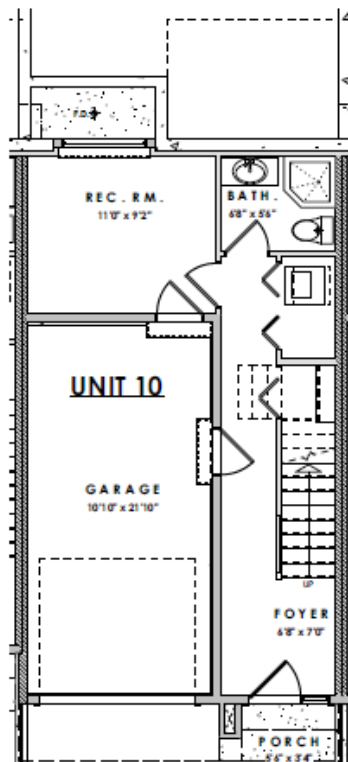
Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice.

LIVING AREA

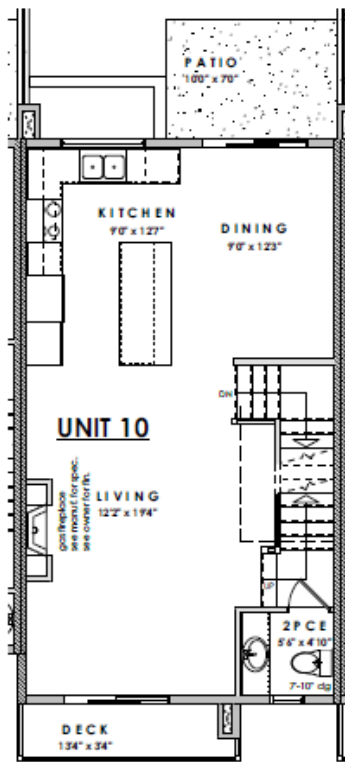
Primary: 1504 sq.ft.

OTHER

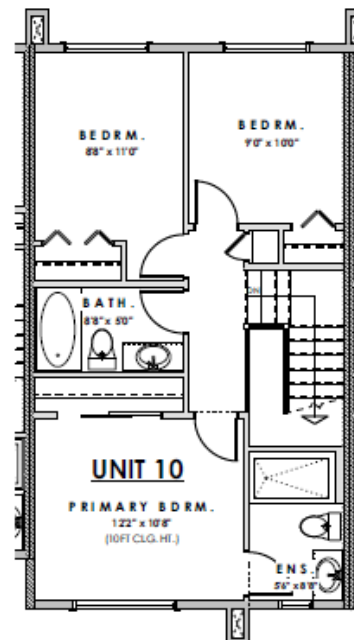
Garage: 274 sq.ft.



Lower Floor
330 sq.ft.



Main Floor
617 sq.ft.



Upper Floor
557 sq.ft.

FLOOR PLANS



1000 Citation Road Block 3 - Unit 11

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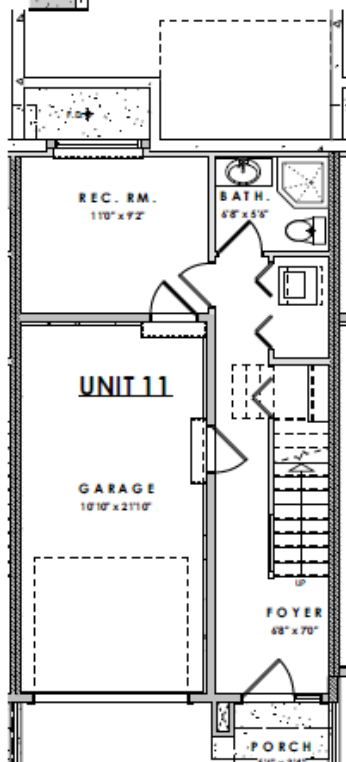
Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice.

LIVING AREA

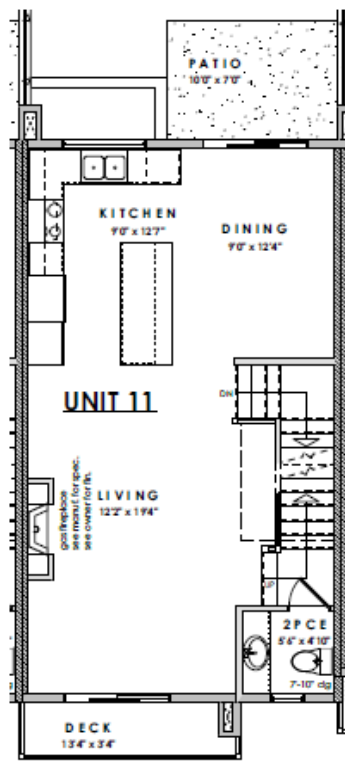
Primary: 1509 sq.ft.

OTHER

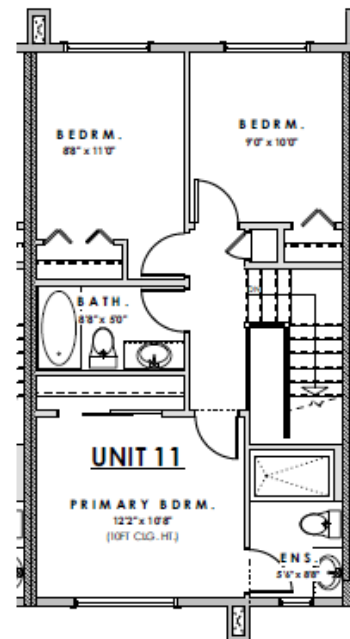
Garage: 274 sq.ft.



Lower Floor
330 sq.ft.



Main Floor
616 sq.ft.



Upper Floor
563 sq.ft.

FLOOR PLANS



1000 Citation Road Block 3 - Unit 12

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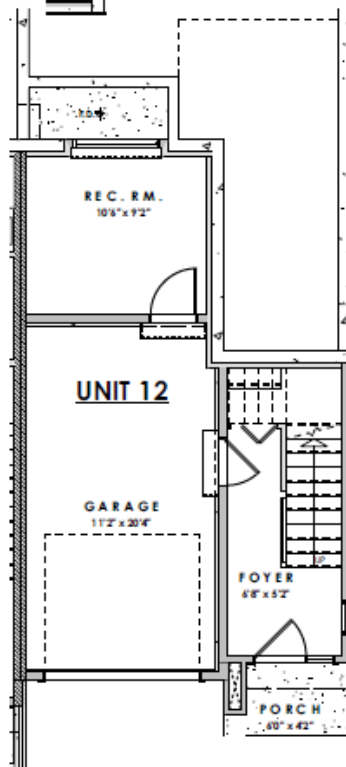
Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice.

LIVING AREA

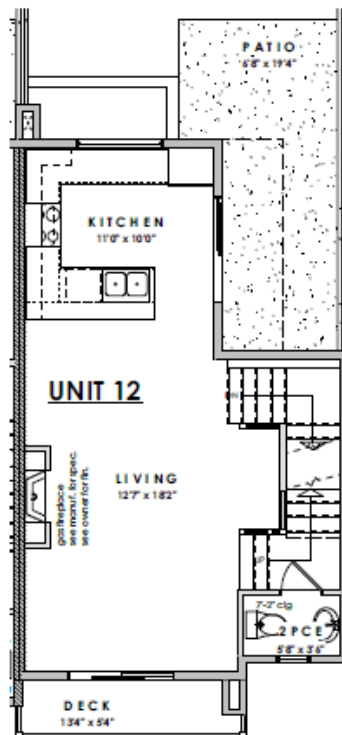
Primary: 1196 sq.ft.

OTHER

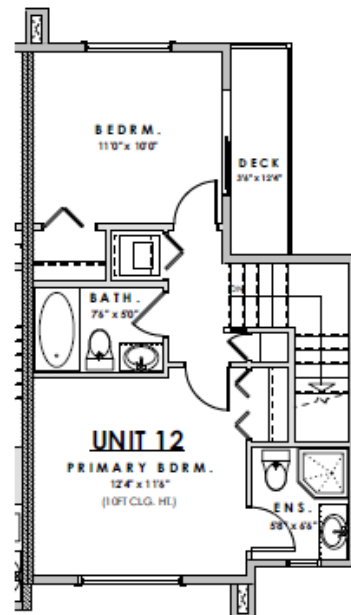
Garage: 261 sq.ft.



Lower Floor
235 sq.ft.



Main Floor
507 sq.ft.



Upper Floor
454 sq.ft.

CONTACT US

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Developer



AARA DEVELOPMENT
INC.

Interior Design



Luxe Inc.