



TEMPERATE PLACE

VERITY AT ROYAL BAY

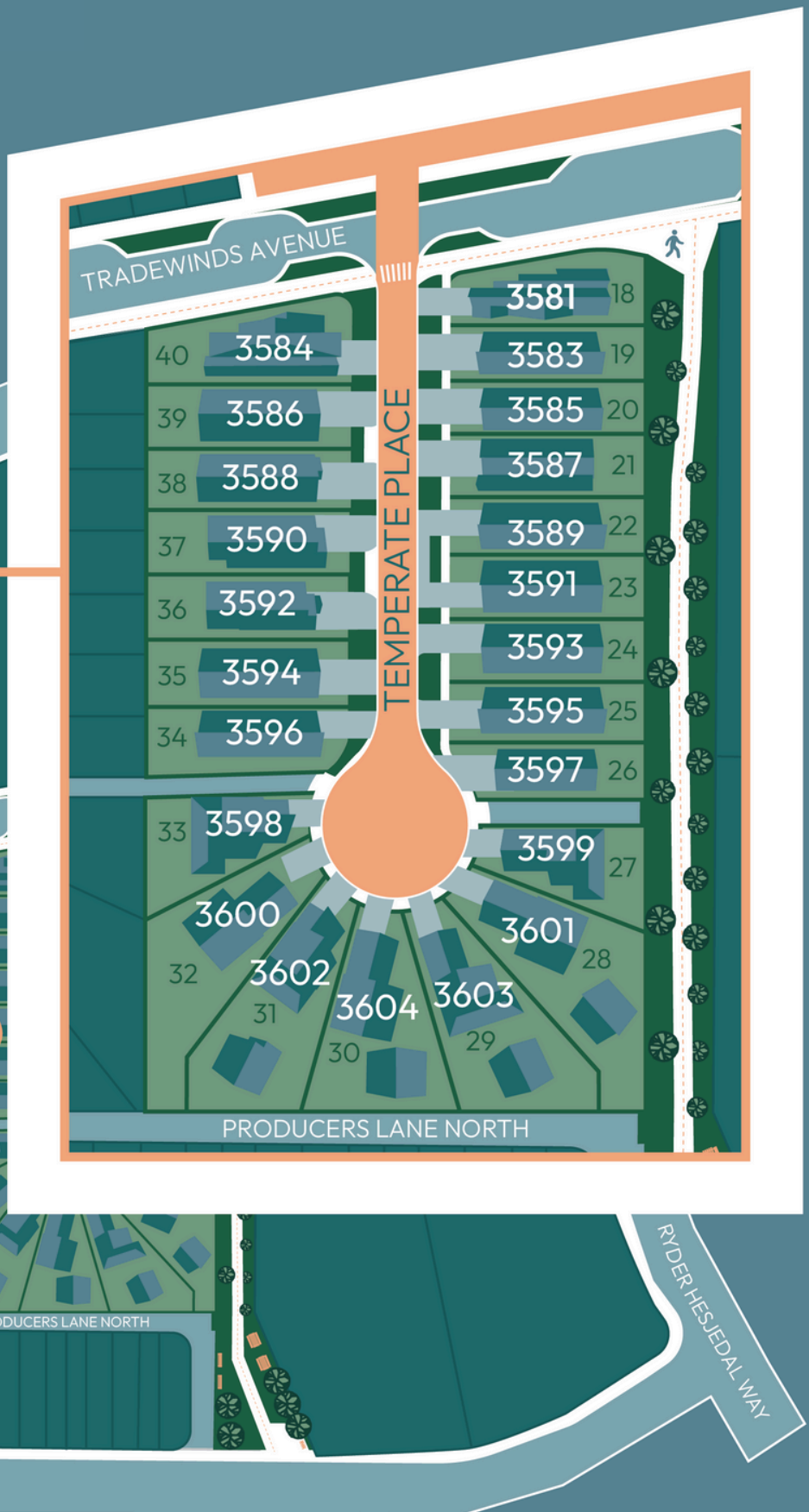
VERITY AT ROYAL BAY

— South Island Home Team —

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 depending on municipal approval.



RYDER HESJEDAL WAY



FEATURE SHEET

VERITY was founded in 2004, we are locally owned and operated. Verity has years of extensive building and project management experience with a customer focus on providing excellent service. Our professional and experienced team provides reliable service and quality results. Specializing in Construction Management and General Contracting for residential, commercial and industrial projects, we have built and managed over 1000 homes, condominiums, office buildings and more. With superior project management experience, our team has developed a strong reputation in the West Shore community built on trusted quality and service

INSPIRED INTERIORS

- 2 Colour scheme options designed by Dawn Garneau of Award Winning Nygaard Interior Designs
- High volume, 9ft tall ceilings on main floor
- Stylish and discrete roller shades with blackout in bedrooms
- 100% Pure Colour carpet in bedrooms and stairs with CRI Green Label Plus Certification
- High quality 12mm laminate flooring in the living areas and Den; environmentally friendly and carries up to 25 years warranty
- Quality trim package throughout the home
- Large windows for plenty of natural light
- Sleek, gas fireplace with blower fan
- Glass and solid wood railings**
- LED lighting in the foyer, halls, kitchen and living room
- White closet organizer in master bedroom walk in closet
- Convenient wire shelving in bedroom closets
- Built Green Certified

EASY LIVING

- High quality, energy efficient 2 head heat pump system with modern design and quiet operation, providing you year-round comfort, as well as 1 unit on every Suite **
- Car Charger outlet in garage
- Electric Hot water tank with recirculation line to deliver hot water to faucets quickly which conserve water and energy
- Fridge water line connected
- Fiber Optic telecommunications network connected to a smart panel

- 3 cable** and up to 4 ethernet outlets**
- Soffit plugs for Christmas lights
- Exterior weatherproof plugs
- Conduit for future solar panel connection on roof
- Carbon monoxide & direct wire smoke detectors as per BC Building Code
- 400 AMP service
- Laundry room and WIC include motion activated lights
- Touchscreen WI-FI Smart Lock

GOURMET KITCHENS

- Modern appliances: Induction Cooktop and Walloven
- Up to 2 options of colours for cabinets and 3 for island
- 2 options of durable quartz countertops and tile backsplash
- Black pulldown faucet with Power Clean technology
- Stylish lighting fixture over kitchen island
- Sleek undercabinet LED puck lights
- Cabinet doors and sliding drawers with modern hardware
- Undermount 18-gauge stainless steel sink
- Premium stainless-steel appliance package including:
 - Energy Star refrigerator
 - Energy Star dishwasher with touch control
 - Stainless Steel Microwave Oven

BEAUTIFUL BATHROOMS

- Elegant quartz countertop in all bathrooms
- Luxurious tile flooring in the ensuite and main bathroom
- Decorative black matte towel bars and paper holders
- Soft close toilet seats in the main house

NOTE: In the interest of maintaining high standards or in the event of shipping delays or discontinued products, the developer reserves the right to modify plans, specifications, and design without prior notice. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending governing parties approval. Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice.

FEATURE SHEET

CURB APPEAL

- Multi-level homes with double garages
- Private and easy-care yards
- Large oversized patios on all homes for outdoor living
- Pre-coloured fibre cement exterior siding, carrying a 15 year warranty**
- Energy efficient double-glazed vinyl windows with argon gas
- 30 year warranty laminated fiberglass roofing shingle system with R-40 roof insulation
- Concrete driveways
- Two remote control devices for automatic garage door access and wireless garage keypad
- Professionally landscaped yards with in-ground irrigation
- R-20 wall with 6 mil. polyurethane and acoustical sealant for your comfort
- Wall and ceilings of garages are insulated, drywalled and painted
- Unstained cedar panel rear and side fencing up to the rear corner of the house are included; gates and panels to fully enclosed yards are available as an upgrade

SUITES

- One onsite parking space
- Premium vinyl plank flooring in the main living areas, kitchen, laundry, bathroom and carpet in bedrooms
- Quartz countertops in the kitchen & bathroom
- Inclusive appliance package (stainless steel):
 - Electric ceramic top range
 - Fridge with freezer
 - Energy Star dishwasher with touch control
 - Hood fan
 - Electric stacked laundry center
- Cable and telephone in living room

LAUNDRY

- Dedicated laundry room
- Front-load and Energy Star washer and dryer
- Laminate countertop above laundry appliances
- Main house laundry with tile flooring

PEACE OF MIND

Verity Construction's Homeowner Support

- Multiple Award-Winning Company, including Best Customer Service, Built Green Builder of the Year; and too many more to list – please visit our website for more information
- After framing, each home will have a rough-in walk through and lot orientation on-site
- Final walk through prior to occupancy
- In-house customer service department
- Emergency service support

WARRANTY

Travelers' 2-5-10 New Home Warranty

- 2 year materials and labour warranty
- 5 year building envelope warranty
- 10 years structural defects warranty

OPTIONS

- Options and upgrades for your new home are available

*Developer does not, under any circumstance, guarantee or warranty sod.

*Fencing will be provided as close to the property line as site conditions permit, as determined by the Developer.

** if applicable.

Window screens are not part of the standard inclusions and are offered as an upgrade

LIVING AREA

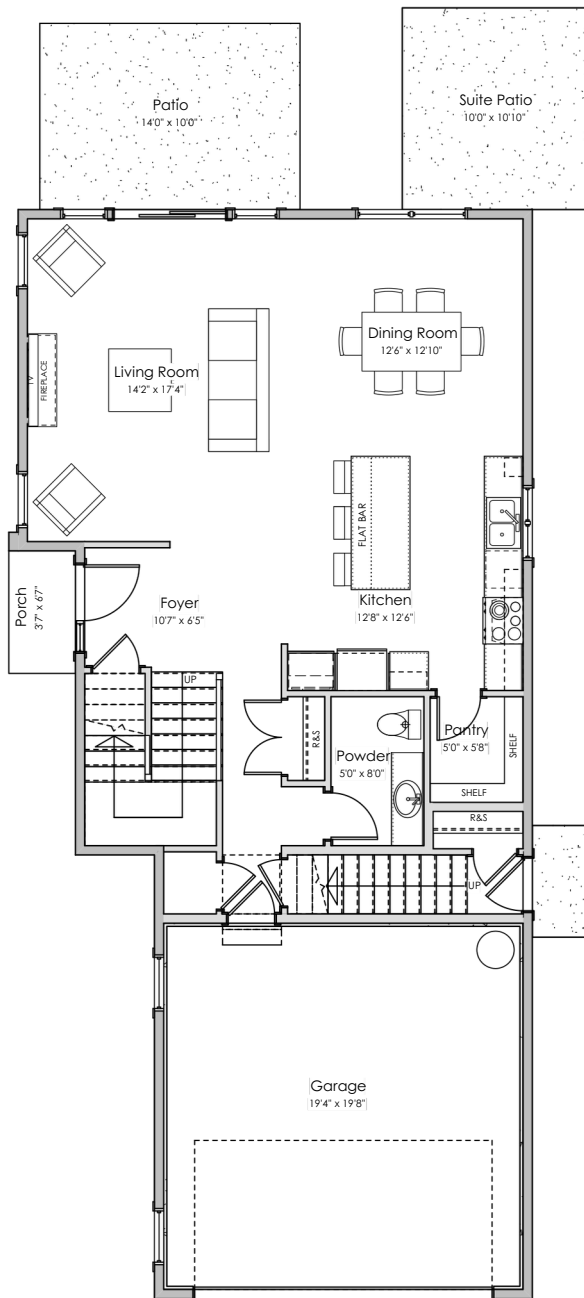
Primary: 1757 sq.ft.

Suite: 600 sq.ft.

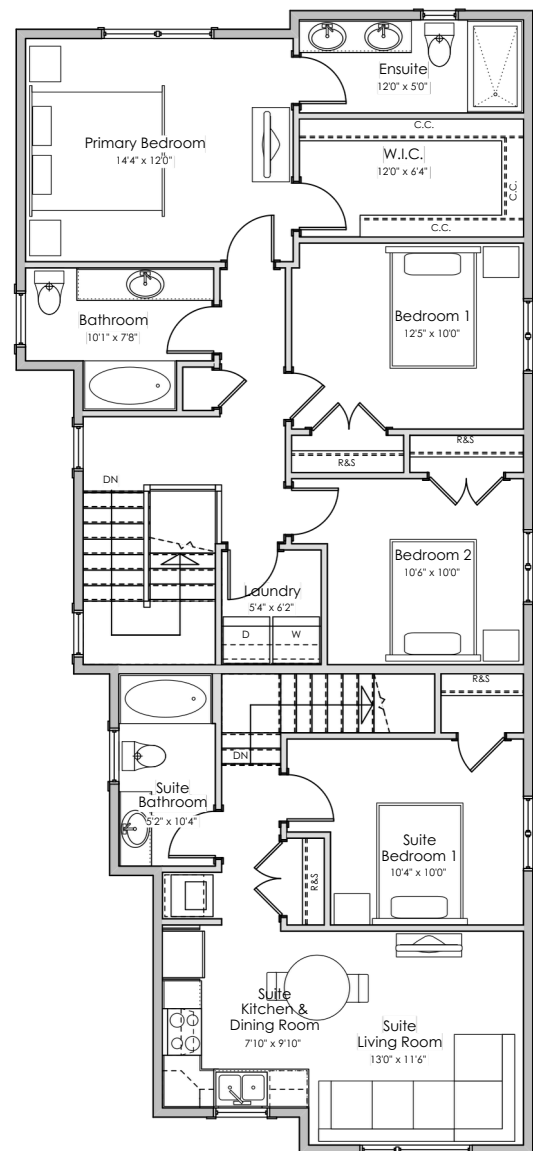
Total: 2357 sq.ft.

OTHER

Garage: 420 sq.ft.



MAIN FLOOR:
973 sq.ft.



UPPER FLOOR:
1384 sq.ft.

*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.

LIVING AREA

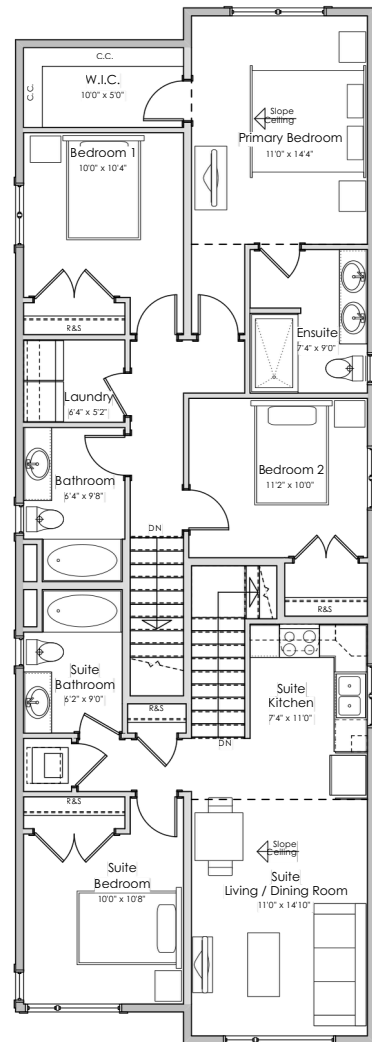
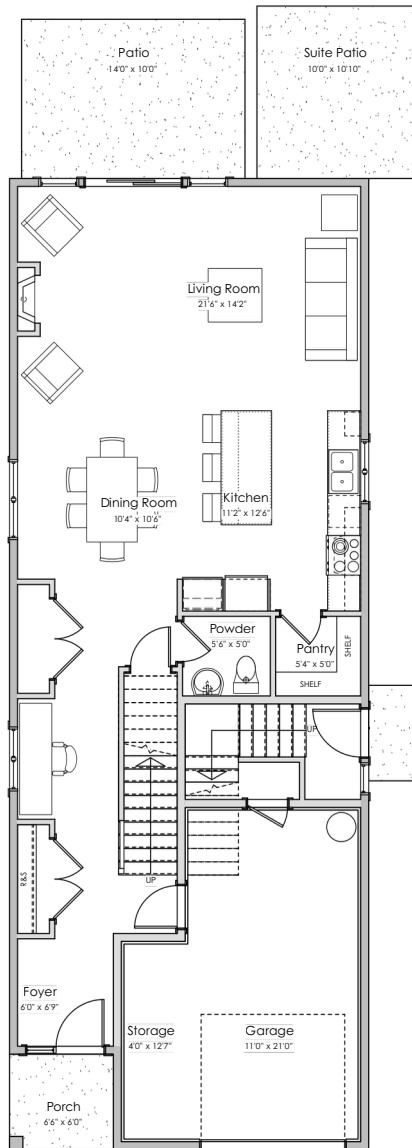
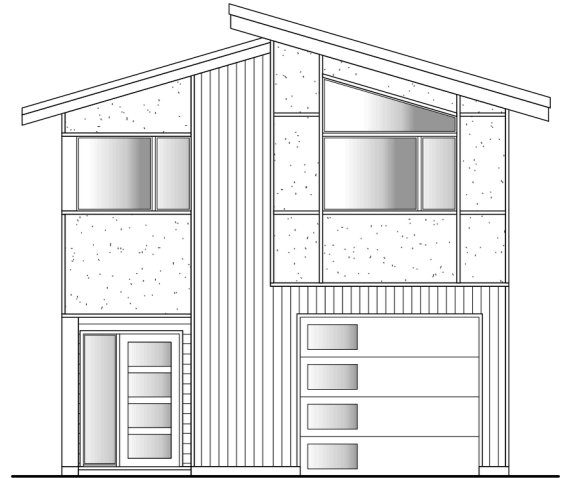
Primary: 1763 sq.ft.

Suite: 661 sq.ft.

Total: 2424 sq.ft.

OTHER

Garage: 329 sq.ft.



*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.

LIVING AREA

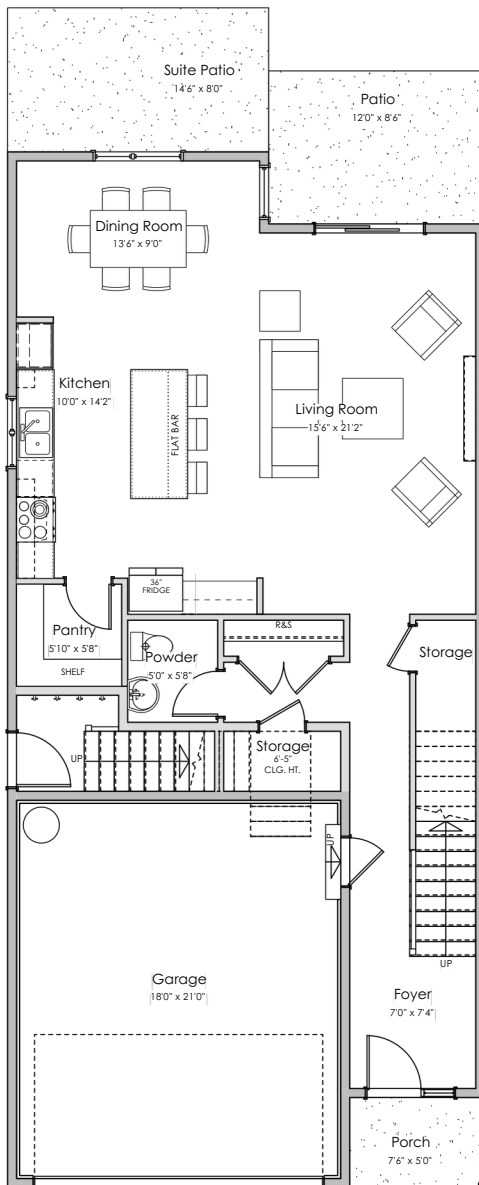
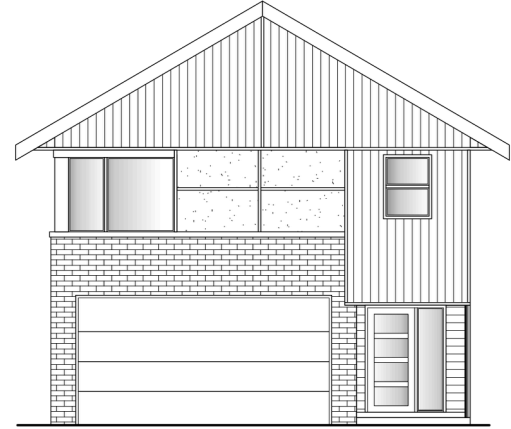
Primary: 1863 sq.ft.

Suite: 697 sq.ft.

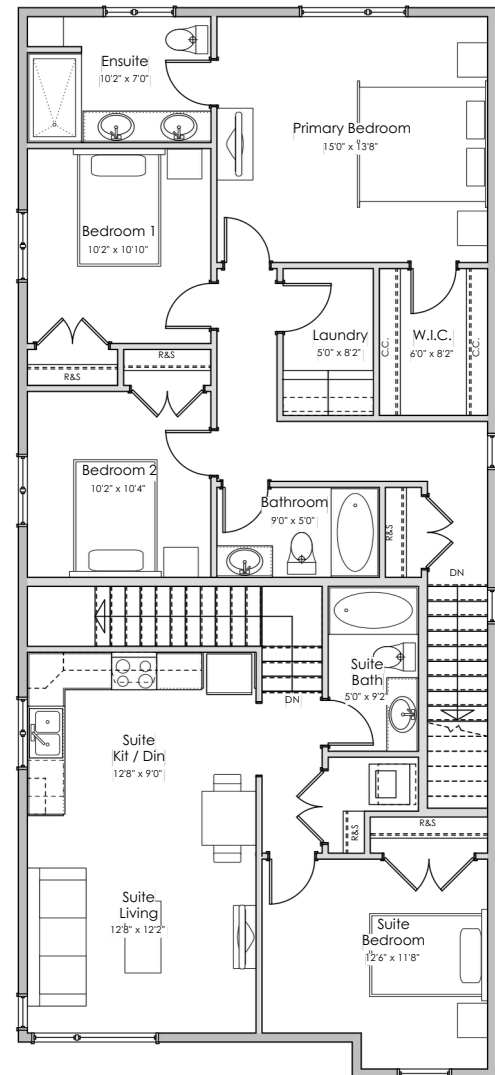
Total: 2560 sq.ft.

OTHER

Garage: 418 sq.ft.



MAIN FLOOR:
1020 sq.ft.

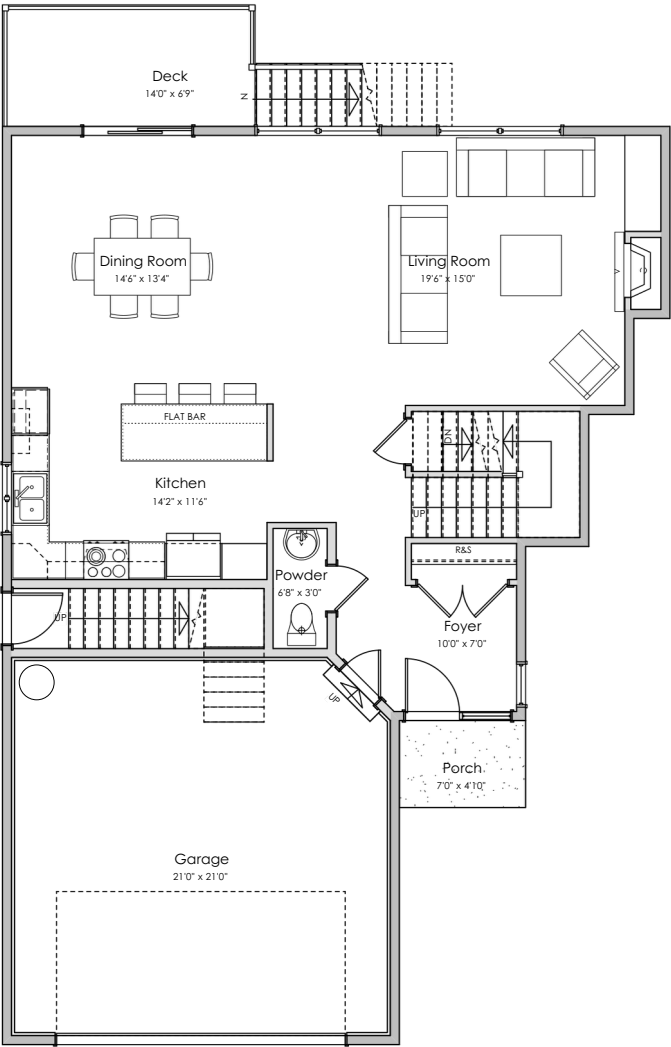
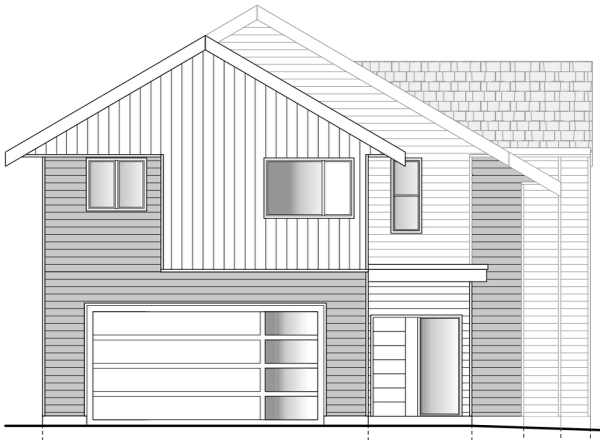


UPPER FLOOR:
1540 sq.ft.

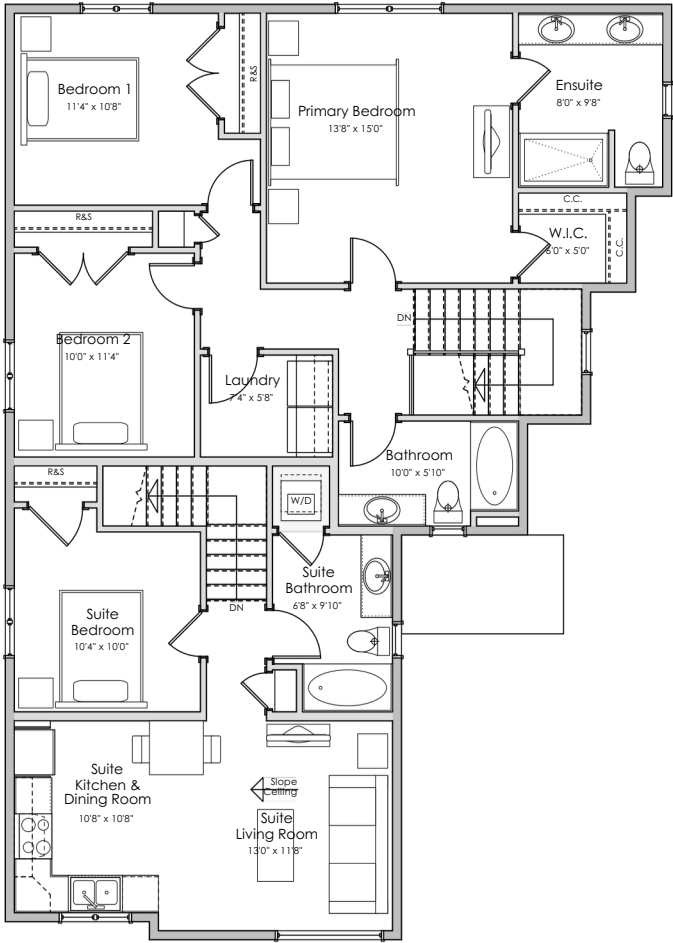
*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may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

LIVING AREA
Primary: 2838 sq.ft.
Suite: 615 sq.ft.
Total: 3453 sq.ft.

OTHER
Garage: 477 sq.ft.



MAIN FLOOR:
1019 sq.ft.



UPPER FLOOR:
1415 sq.ft.

*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.

LIVING AREA

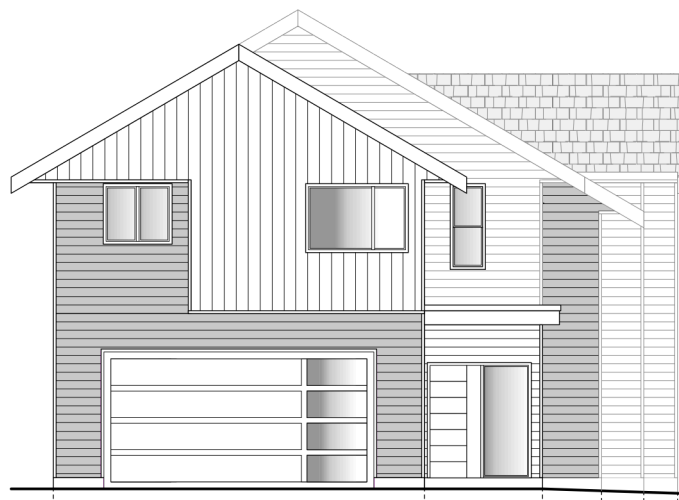
Primary: 2838 sq.ft.

Suite: 615 sq.ft.

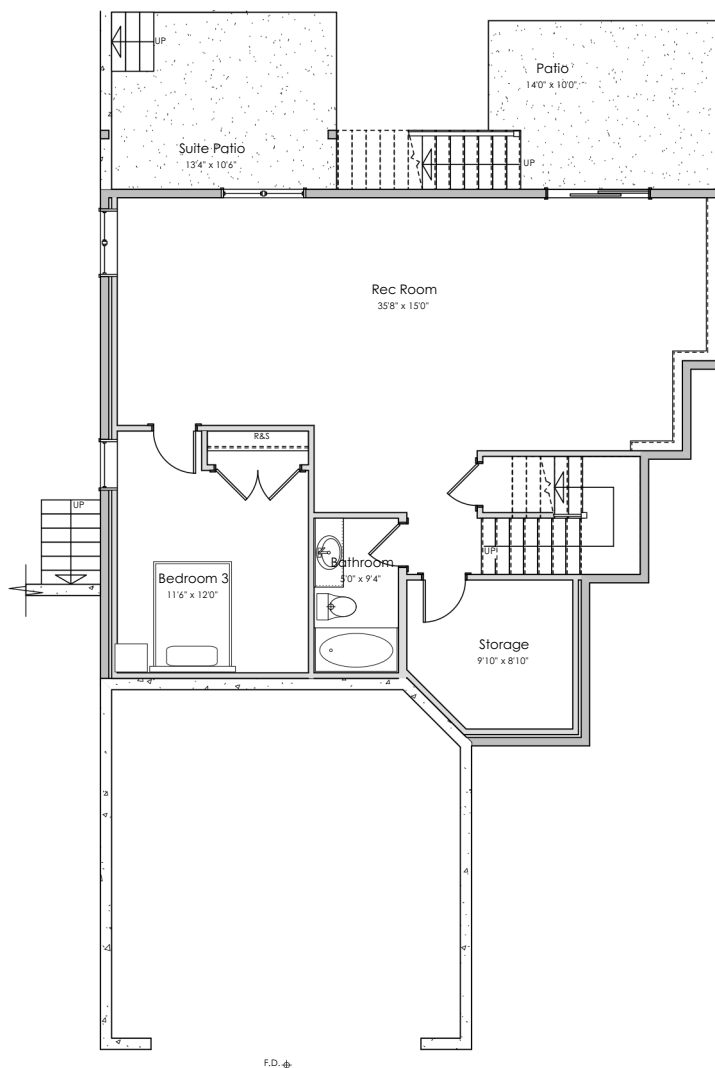
Total: 3453 sq.ft.

OTHER

Garage: 477 sq.ft.



LOWER FLOOR:
1019 sq.ft.



*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.

LIVING AREA

Primary: 2553 sq.ft.

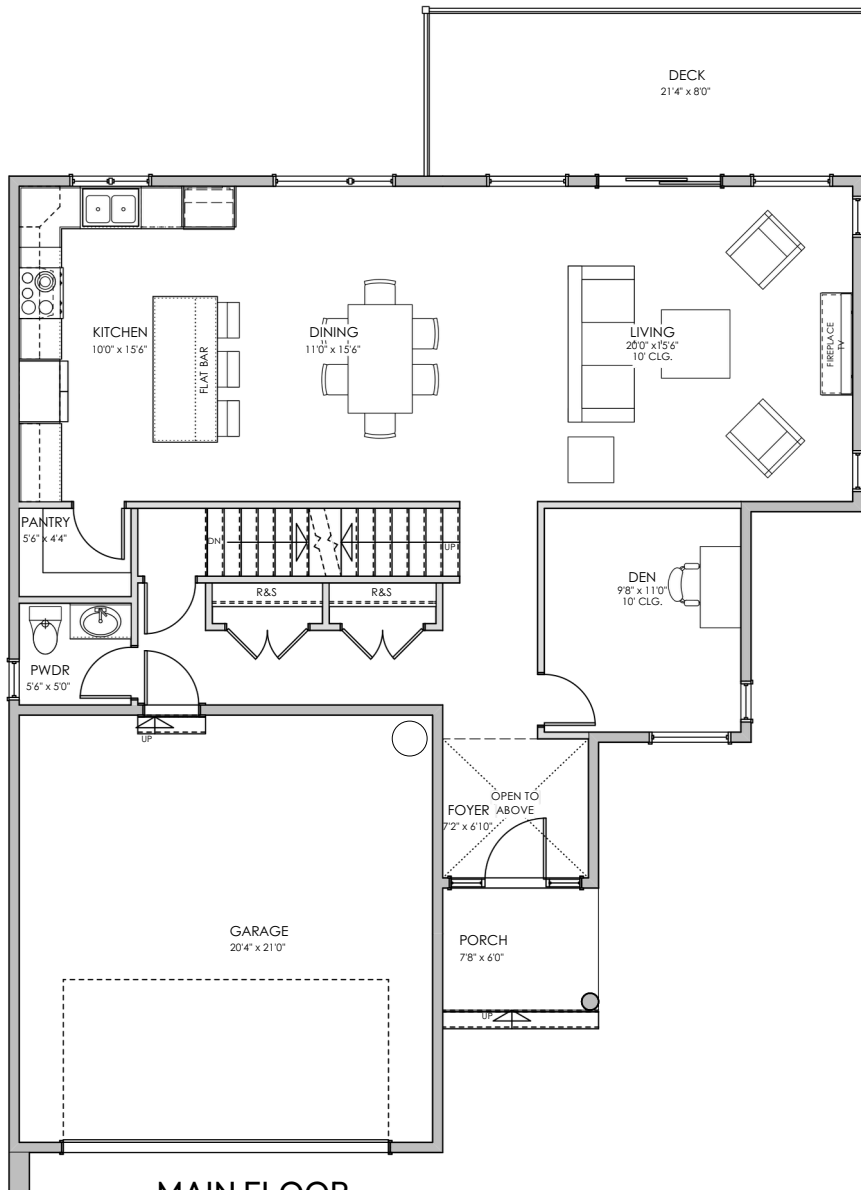
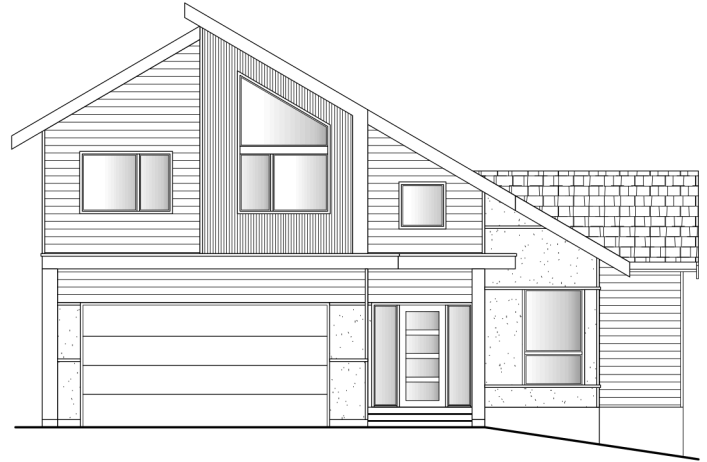
Suite: 582 sq.ft.

Total: 3135 sq.ft.

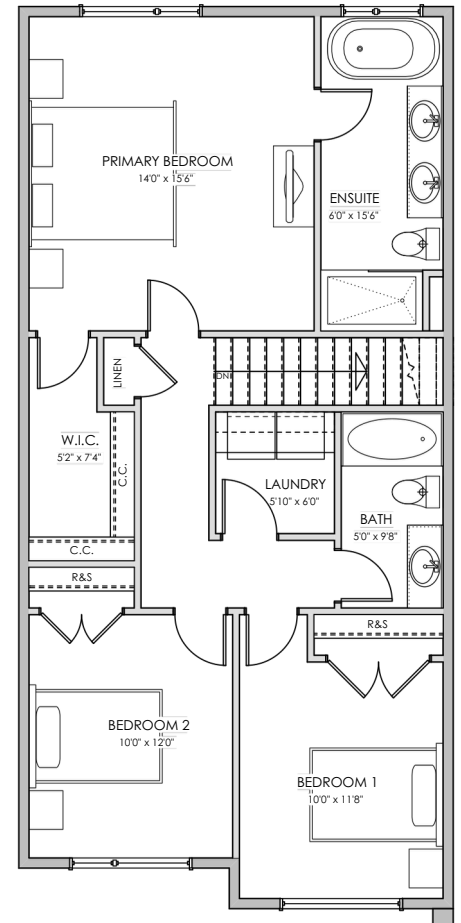
OTHER

Garage: 469 sq.ft.

Deck: 170 sq.ft.



MAIN FLOOR:
1122 sq.ft.



UPPER FLOOR:
891 sq.ft.

*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.

LIVING AREA

Primary: 2553 sq.ft.

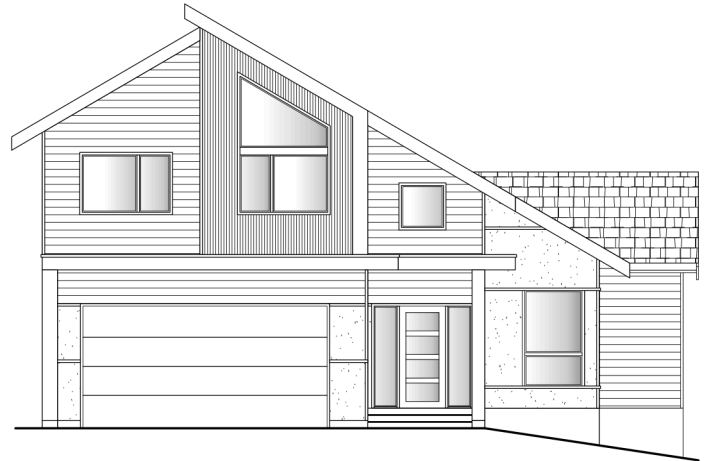
Suite: 582 sq.ft.

Total: 3135 sq.ft.

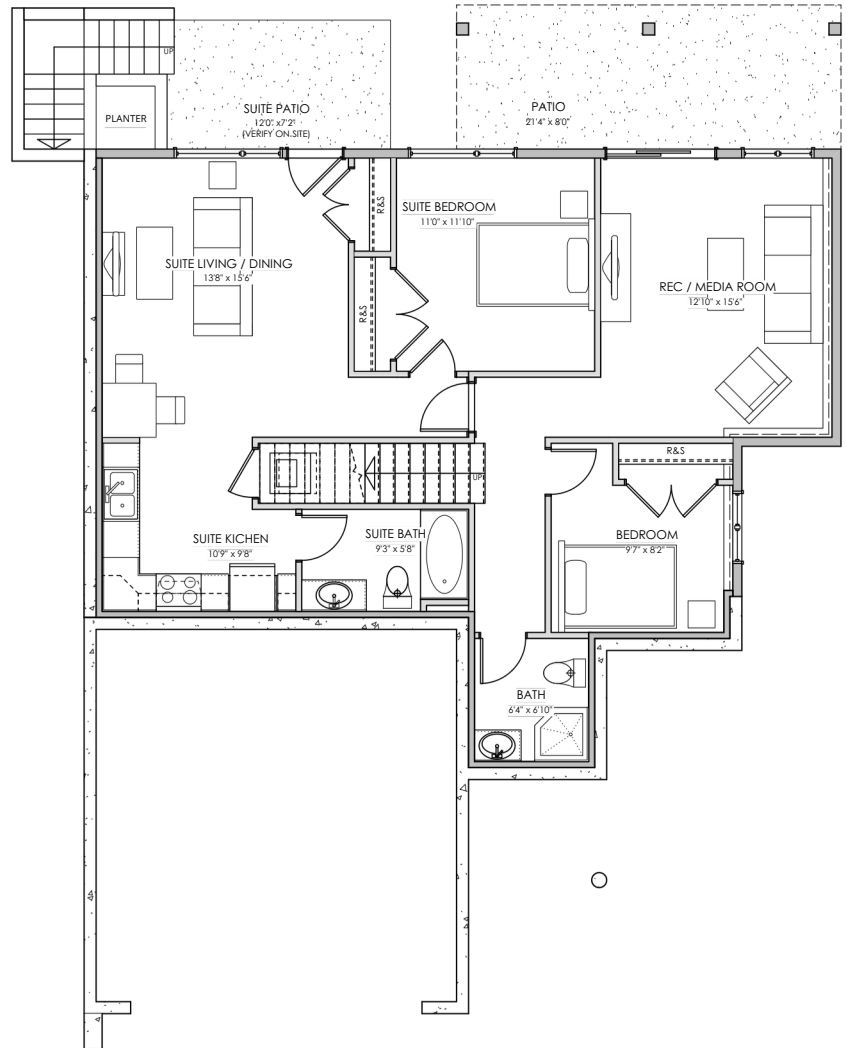
OTHER

Garage: 469 sq.ft.

Deck: 170 sq.ft.



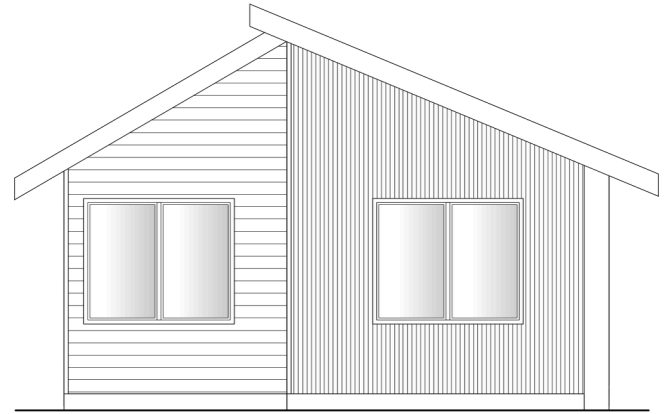
LOWER FLOOR:
1122 sq.ft.



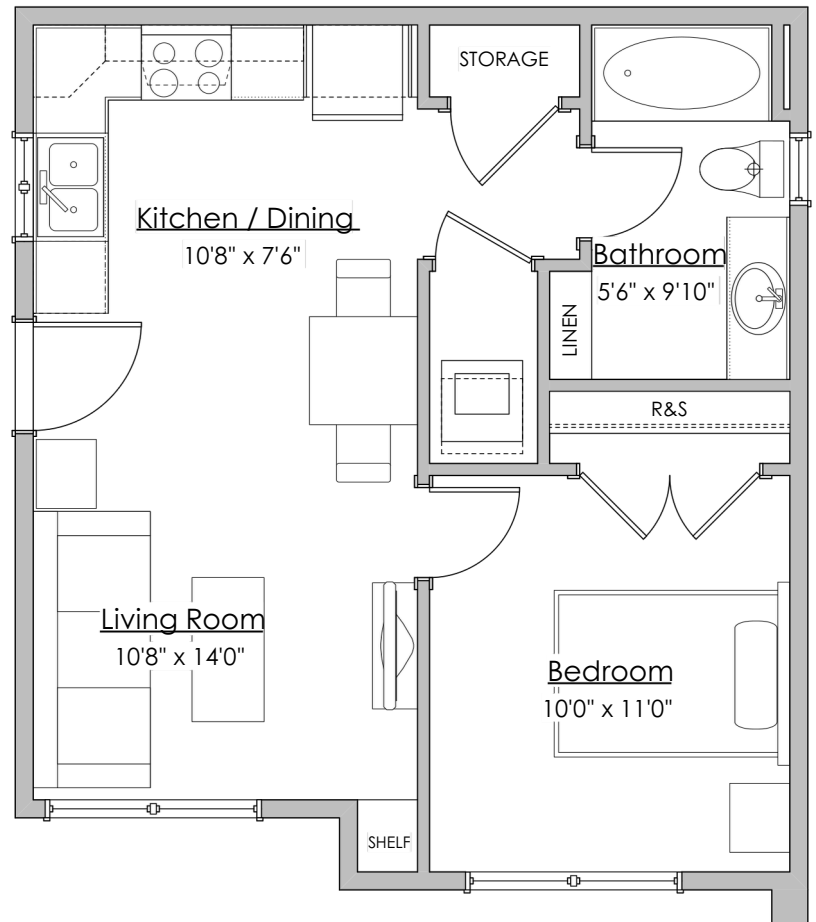
*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may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

LIVING AREA

Garden Suite: 521 sq.ft.



MAIN FLOOR:
521 sq.ft.



*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.

LIVING AREA

Primary: 2242 sq.ft.

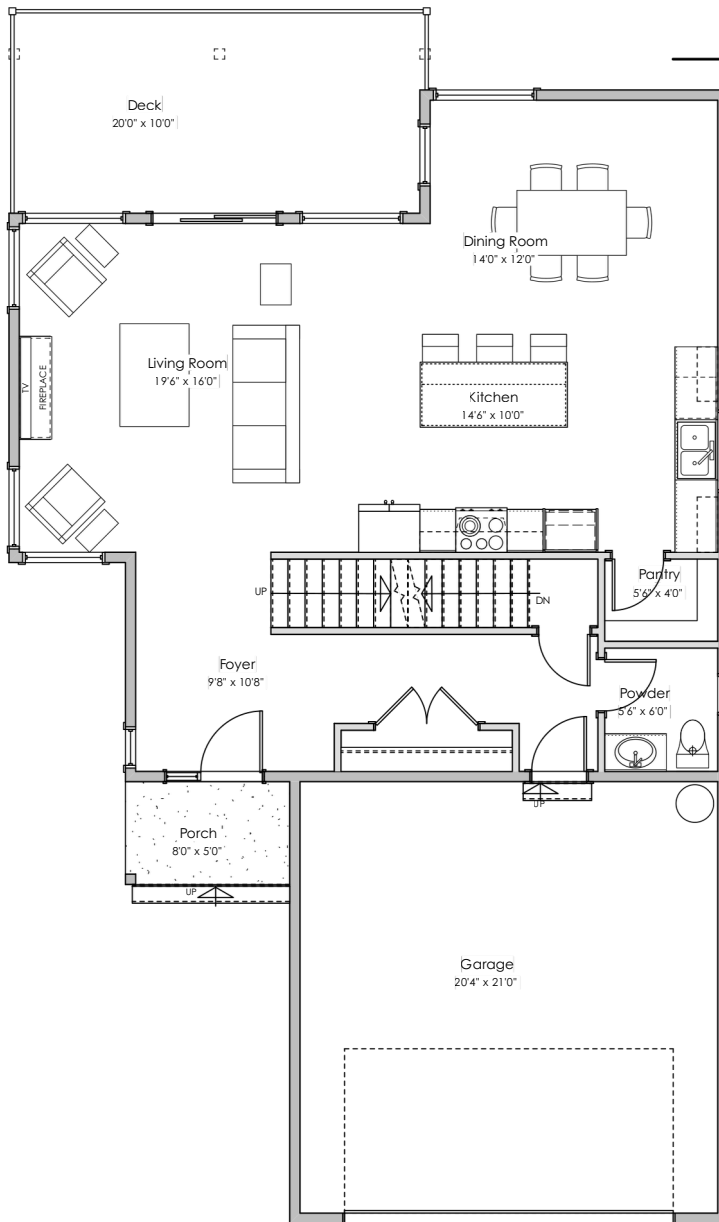
Suite: 675 sq.ft.

Total: 2917 sq.ft.

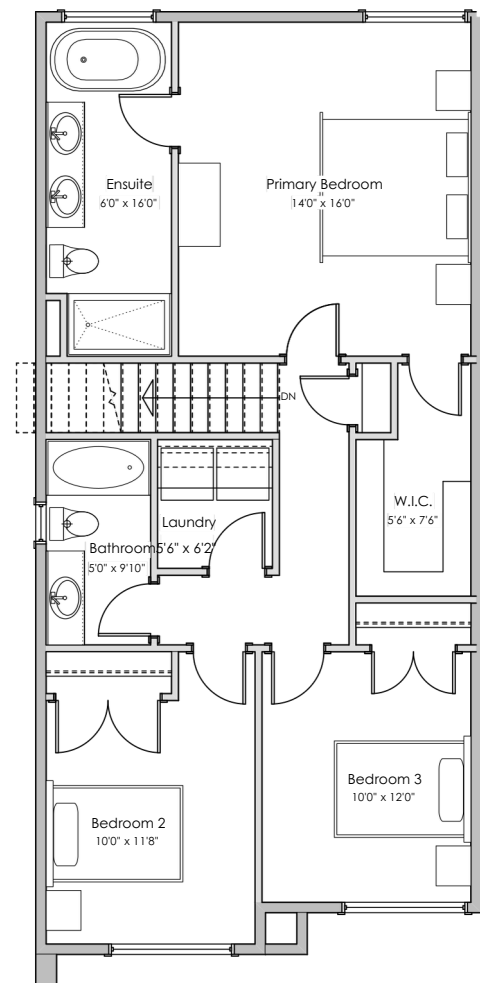
OTHER

Garage: 469 sq.ft.

Deck: 200 sq.ft.



MAIN FLOOR:
987sq.ft.



UPPER FLOOR:
943 sq.ft.

*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.

LIVING AREA

Primary: 2242 sq.ft.

Suite: 675 sq.ft.

Total: 2917 sq.ft.

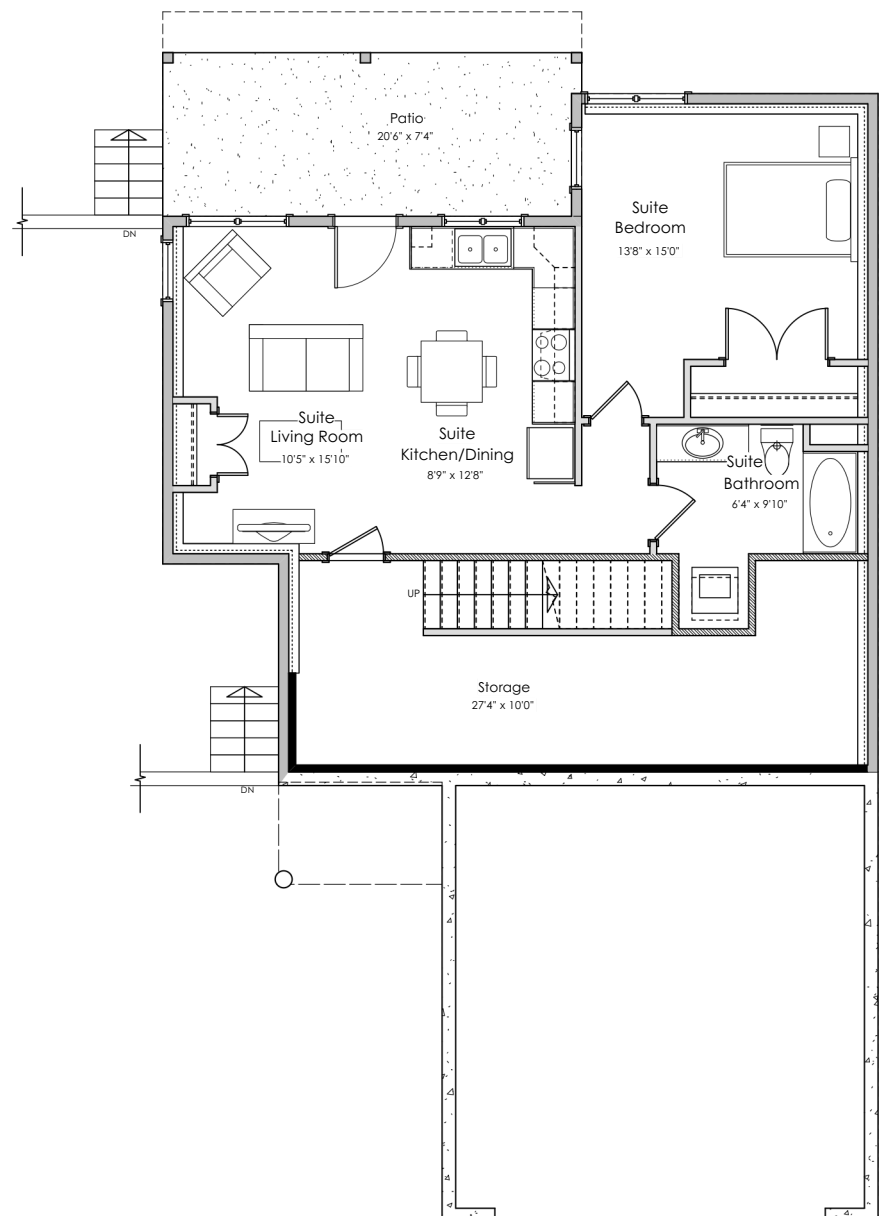
OTHER

Garage: 469 sq.ft.

Deck: 200 sq.ft.



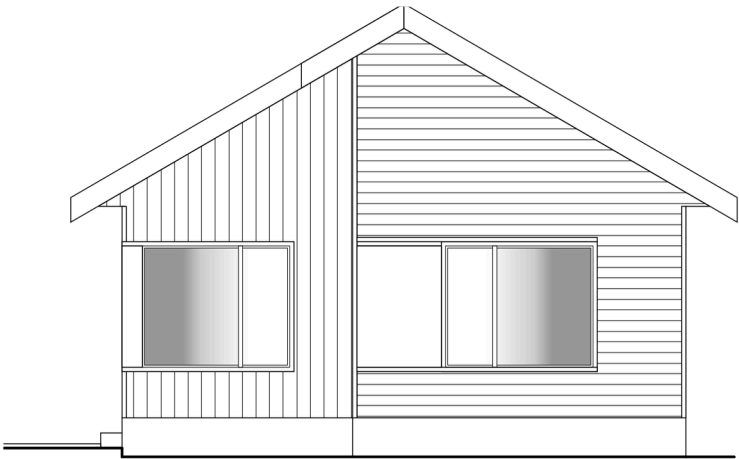
LOWER FLOOR:
987 sq.ft.



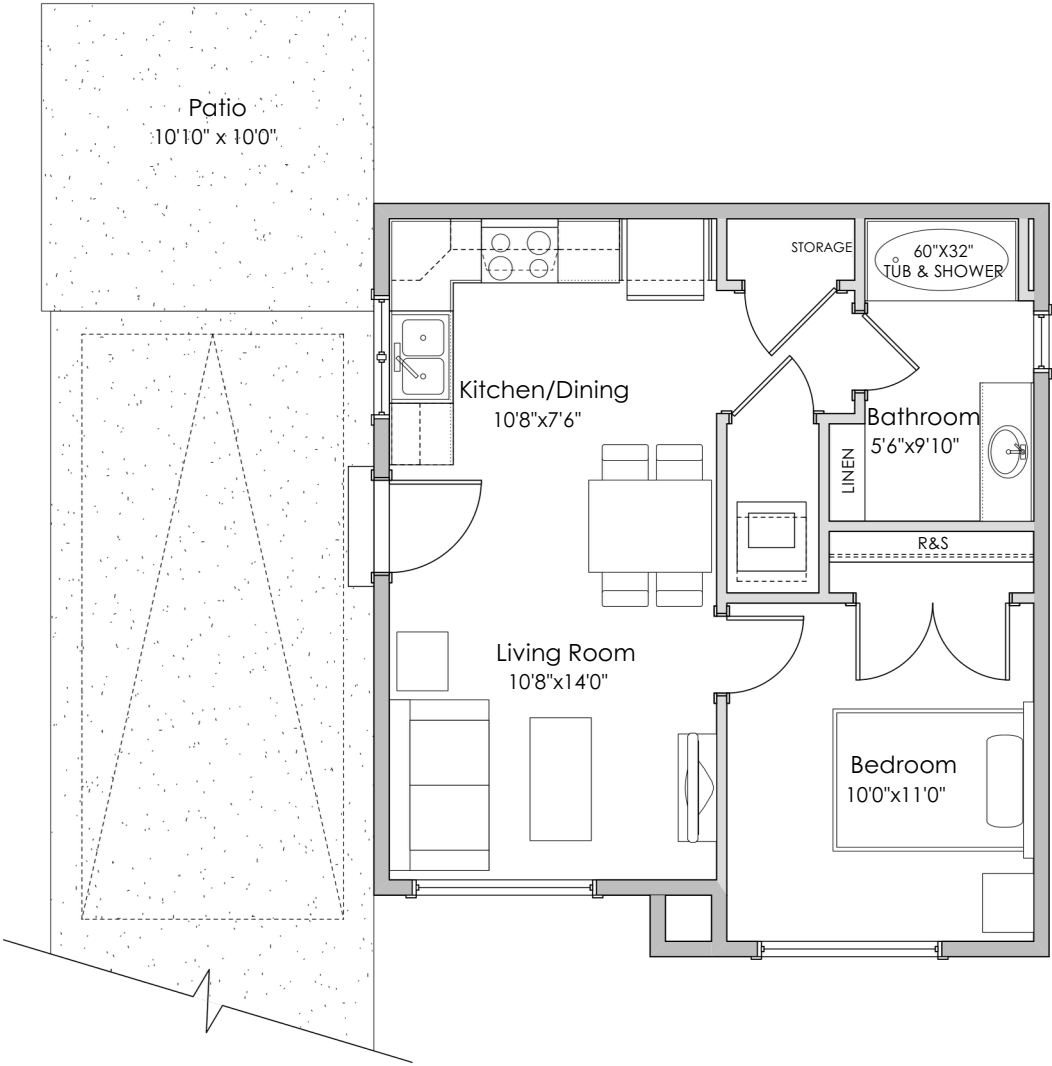
*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may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

LIVING AREA

Garden Suite: 517 sq.ft.



MAIN FLOOR:
517 sq.ft.



*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.

LIVING AREA

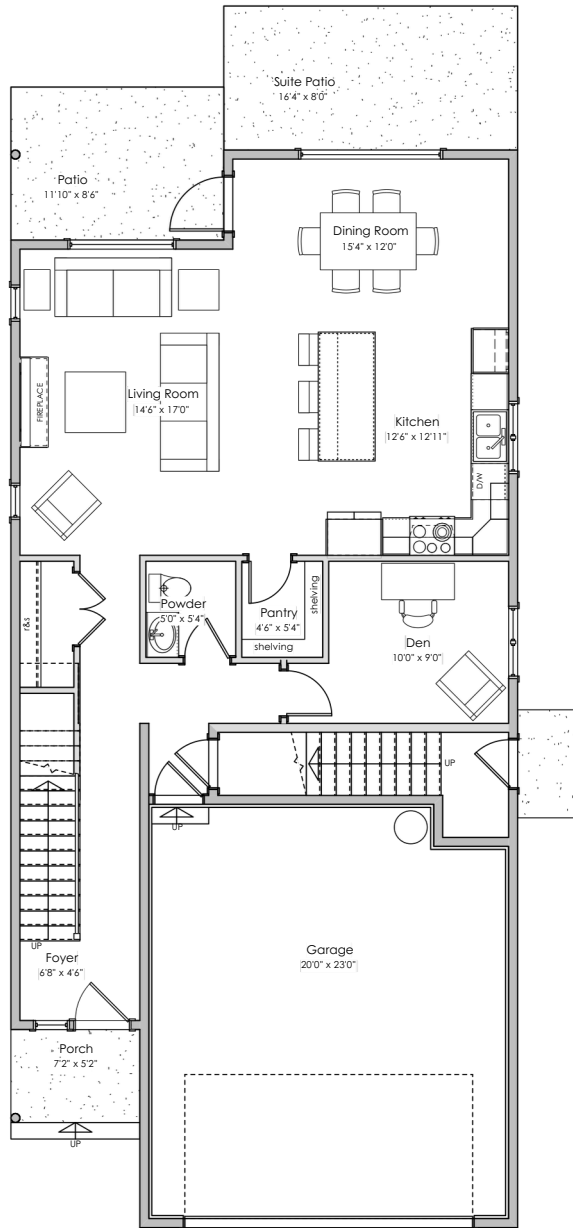
Primary: 1888 sq.ft.

Suite: 714 sq.ft.

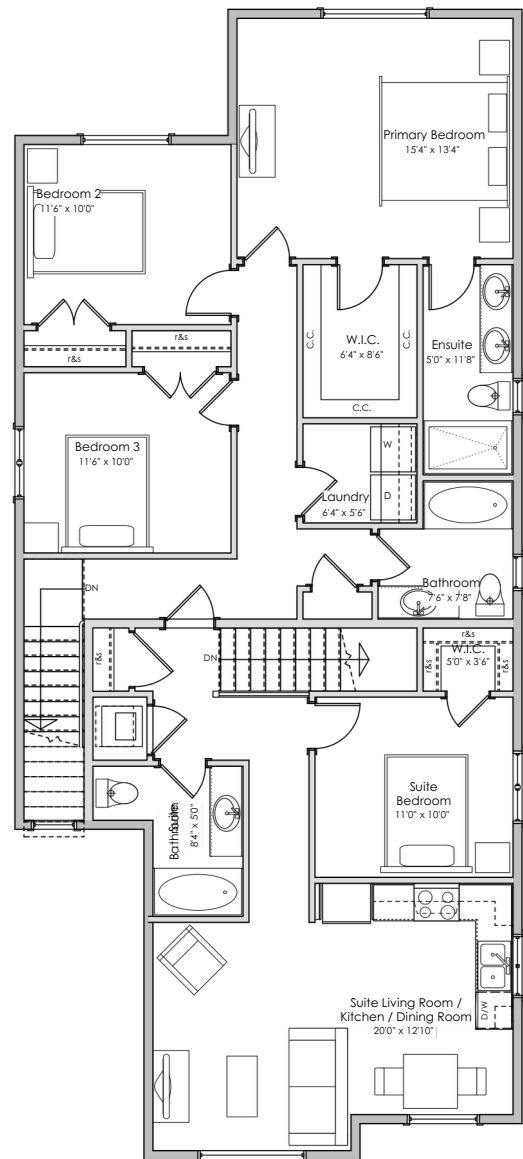
Total: 2602 sq.ft.

OTHER

Garage: 512 sq.ft.



MAIN FLOOR:
1036 sq.ft.



UPPER FLOOR:
1566 sq.ft.

*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.

LIVING AREA

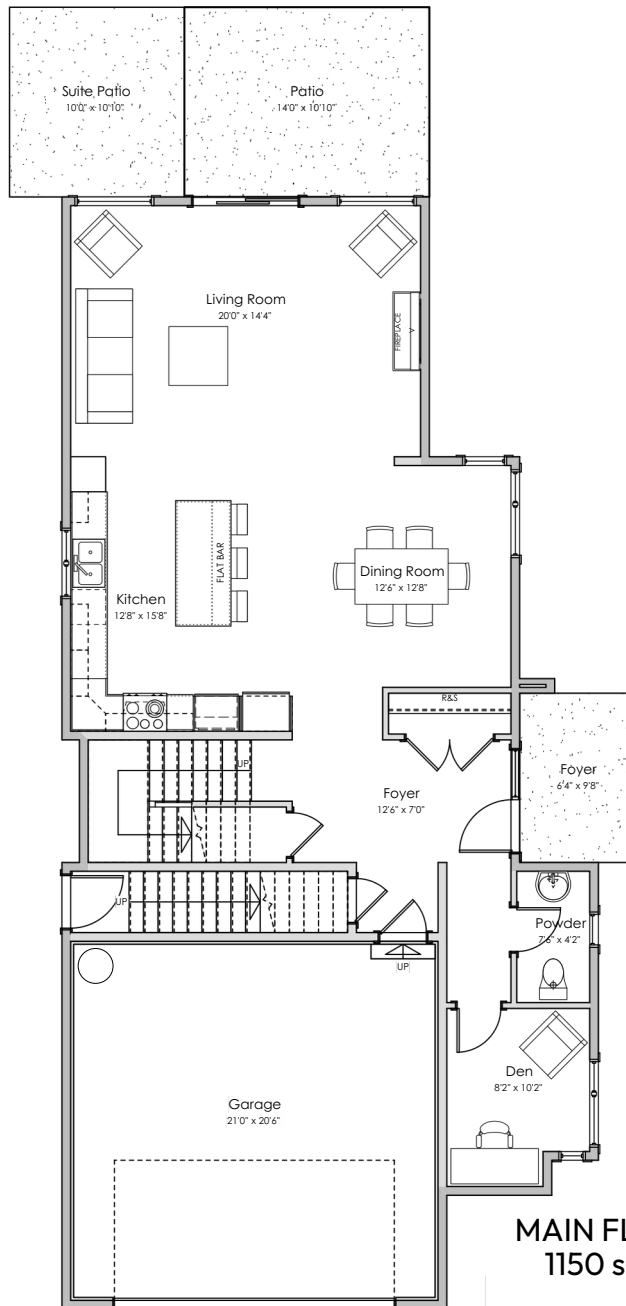
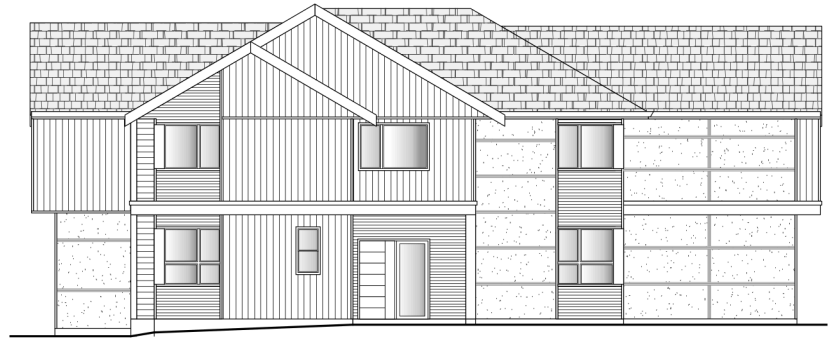
Primary: 1969 sq.ft.

Suite: 801 sq.ft.

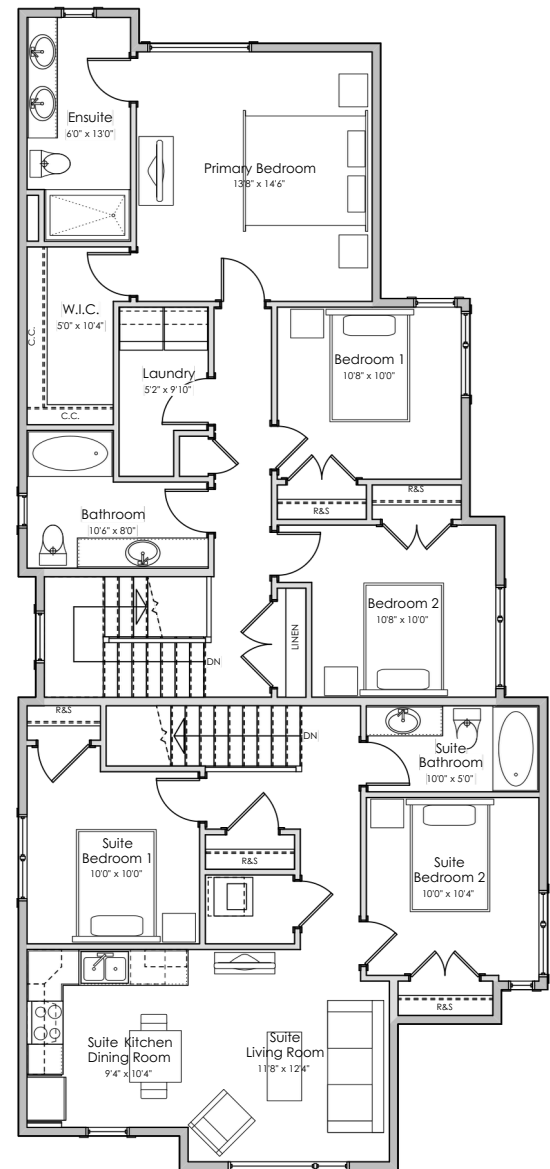
Total: 2770 sq.ft.

OTHER

Garage: 473 sq.ft.



MAIN FLOOR:
1150 sq.ft.

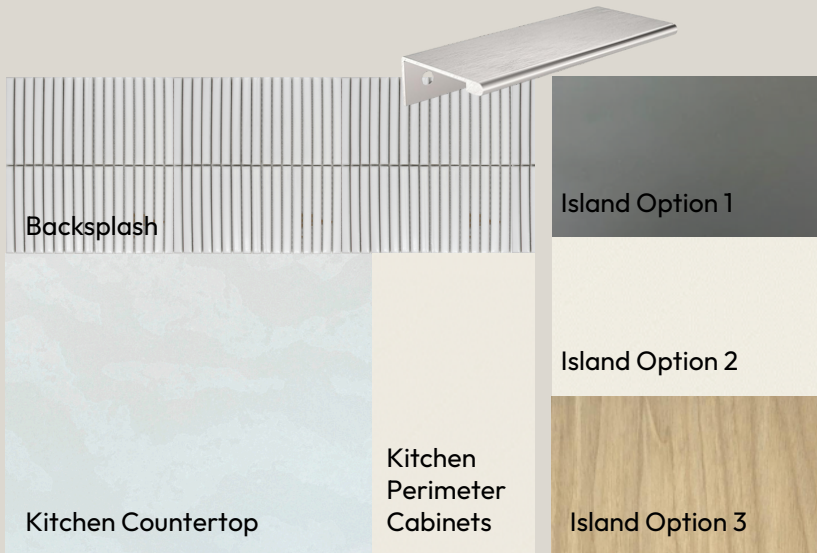


UPPER FLOOR:
1620 sq.ft.

*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.

WASH OAK

MAIN HOUSE
Kitchen, Living and Dining



WASH OAK

MAIN HOUSE
Bedroom, Bathroom
and Laundry

Interior Wall Colour: Sherwin Williams - Drift of Mist



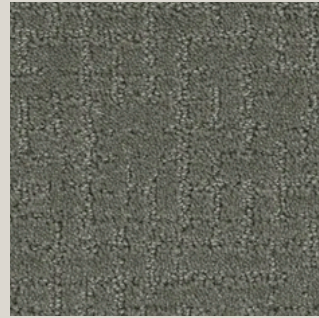
Main Bathrooms



Powder Room



Primary Bedroom



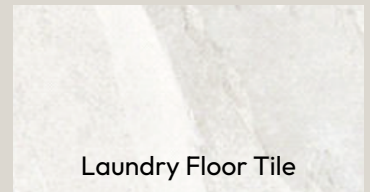
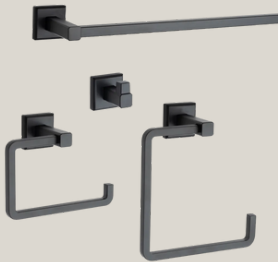
Bedrooms/ Rec room*/
Media Room*/ Stairs



Bedroom + Rec Rooms

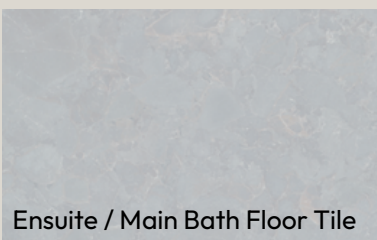


Laundry Countertop



Laundry Floor Tile

Bathroom Countertop



Ensuite / Main Bath Floor Tile



Bathroom Cabinets



NOTE: In the interest of maintaining high standards, or in the event of shipping delays or discontinued products, the developer reserves the right to modify plans, specifications, and designs without prior notice. The drawings contained herein are artist's renderings only. Sizes and dimensions are approximate and may vary from the actual plan and survey.



WASH OAK

SUITE

Living Area, Bathroom,
Bedroom and Laundry

Interior Wall Colour: Sherwin Williams - 33-4 Pro White



Living Area



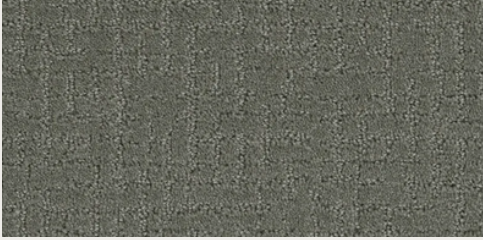
Bathroom Countertop



Bathroom Lighting



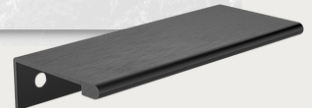
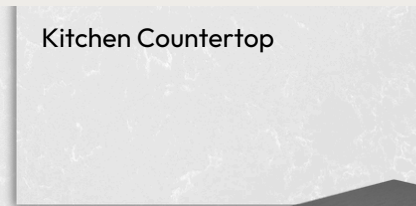
Suite Bedroom



Living / Kitchen / Dining / Bath /
Laundry



Kitchen Countertop



Samsung Stack Laundry, Samsung Stainless Steel Appliance, Broan Stainless Steel Hood Fan

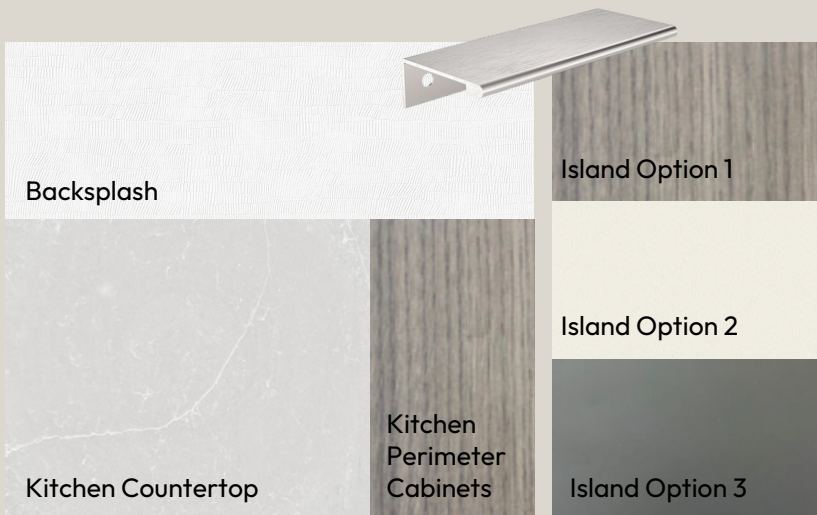
NOTE: In the interest of maintaining high standards, or in the event of shipping delays or discontinued products, the developer reserves the right to modify plans, specifications, and designs without prior notice. The drawings contained herein are artist's renderings only. Sizes and dimensions are approximate and may vary from the actual plan and survey.



FOG OAK

MAIN HOUSE
Kitchen, Living and Dining

Interior Wall Colour: Sherwin Williams - Drift of Mist



Stainless steel LG appliances with ceramic glass induction cooktop and wall oven combination, and Broan Hood Fan

Living / Dining / Kitchen / Hall /
Foyer / Den* / Powder Room*

NOTE: In the interest of maintaining high standards, or in the event of shipping delays or discontinued products, the developer reserves the right to modify plans, specifications, and designs without prior notice. The drawings contained herein are artist's renderings only. Sizes and dimensions are approximate and may vary from the actual plan and survey.



FOG OAK

MAIN HOUSE
Bedroom, Bathroom
and Laundry

Interior Wall Colour: Sherwin Williams - Drift of Mist



Main Bathrooms



Powder Room



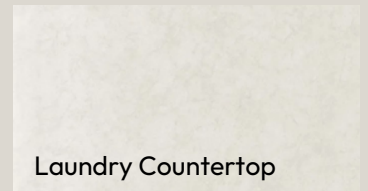
Primary Bedroom



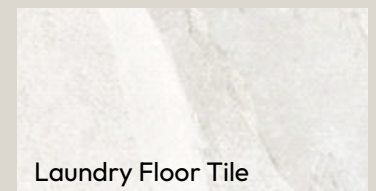
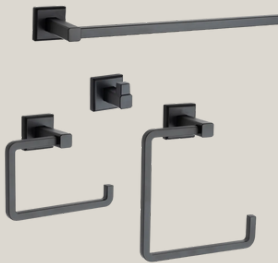
Bedrooms/ Rec room* /
Media Room* / Stairs



Bedroom + Rec Rooms



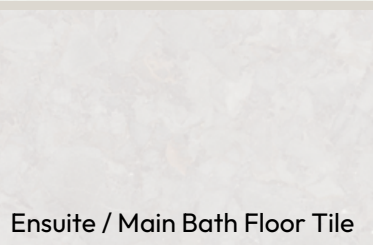
Laundry Countertop



Laundry Floor Tile



Bathroom Countertop



Ensuite / Main Bath Floor Tile



Bathroom Cabinets

NOTE: In the interest of maintaining high standards, or in the event of shipping delays or discontinued products, the developer reserves the right to modify plans, specifications, and designs without prior notice. The drawings contained herein are artist's renderings only. Sizes and dimensions are approximate and may vary from the actual plan and survey.



FOG OAK

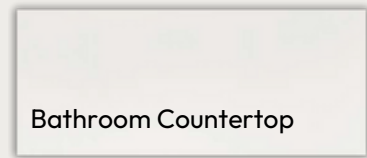
SUITE

Living Area, Bathroom,
Bedroom and Laundry

Interior Wall Colour: Sherwin Williams - 33-4 Pro White



Living Area



Bathroom Countertop



Bathroom Lighting



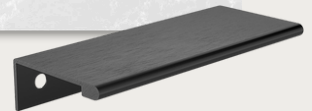
Suite Bedroom



Living / Kitchen / Dining / Bath /
Laundry



Kitchen Countertop



Samsung Stack Laundry, Samsung Stainless Steel Appliance, Broan Stainless Steel Hood Fan

NOTE: In the interest of maintaining high standards, or in the event of shipping delays or discontinued products, the developer reserves the right to modify plans, specifications, and designs without prior notice. The drawings contained herein are artist's renderings only. Sizes and dimensions are approximate and may vary from the actual plan and survey.



