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## Welcome Home

- Energy performance standards for enhanced efficiency & comfort (built to Step Code 4)
- Elevator to all floors (optional)
- Future-ready smart homes with integrated smart-wiring infrastructure
- Expansive 8 -10 ft ceilings creating bright, open living spaces
- Large windows designed to maximize natural light
- Private patios & outdoor living areas designed for effortless entertaining
- Optional built-in Wolf BBQ & outdoor kitchen cabinets
- Professionally landscaped grounds with integrated irrigation & lighting
- Comprehensive 2-5-10 year home warranty protection: 2-year coverage on labour & materials, 5-year coverage on

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## Premium Suite Finishes

- Two professionally designed colour palettes, light/dark
- Contemporary wide-plank oak wood flooring throughout living spaces
- All closets outfitted with built-in shelving
- Curated designer hardware & finish selections
- Premium side-by-side or full-size stacked front-loading washer & dryer, sink & folding table (home specific)

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## All Homes

- Striking 60" linear gas fireplace anchoring the main living space
- Patio gas hookup available for outdoor gourmet kitchen
- Elevated designer hardware package throughout
- Smart-home infrastructure designed for future upgrades
- Radiant floor heating & A/C
- Private two car garages with fob garage door openers & extra storage for bikes, etc. (home specific)

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## Luxurious Bathrooms

- Elegant porcelain tile finishes
- Elegant stone countertops
- Radiant heated floors in all living spaces
- Modern 2 cm stone vanity & back splash to create a spa-like experience with a designer vessel sink (light or dark)
- Primary en-suites feature free standing designer tub, separate shower, separate toilet room, floor-to-ceiling designer porcelain tile, dual sinks
- Premium plumbing fixtures, finishes & contemporary hardware, floating style cabinetry
- Spa-inspired shower featuring hand-held wand
- Second bathrooms include a soaker tub with shower with full height porcelain tile
- Thoughtfully designed lighting & mirror detailing
- Spa-inspired bathrooms designed for everyday comfort

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## Gourmet Kitchens

- Premium Fisher Paykel appliance package featuring 36" range, hood fan & 36" integrated refrigerator with bottom mount freezer & ice maker
- Wolf/Sub-zero upgrade option
- Integrated dishwasher for a seamless built-in appearance
- Designer kitchen sink paired with a contemporary faucet & pull-out vegetable sprayer
- Full-height cabinetry with modern hardware & soft-close features
- Under-cabinet LED lighting for enhanced task illumination
- Built-in microwave
- Carefully coordinated countertops & full-height backsplash finishes
- Dual bin recycling station

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## Safety & Security

- Advanced security systems with centralized controls
- Homes pre-wired vfor cameras & integrated speaker systems
- Secure modern entry hardware

