

# FEATURES

## THE COMMUNITY

- A remarkably private townhome community close to downtown Squamish
- Walking distance to so much good stuff, including Save-On-Foods
- Hello Vancouver, hello Whistler: easy access to the Sea to Sky Highway
- Across the street from Howe Sound Secondary and Ecole Squamish Elementary
- Open communal spaces to sip drinks with neighbours or watch the kids play
- Live within a sporting paradise full of kiting, hiking, climbing, biking and paddling

## EXTERIORS

- West Coast contemporary architecture with cool cedar detailing
- Durable, attractive siding and roofing shingles with a 25-year warranty
- Two-car garage with plenty of storage for tools and outdoor playthings
- Oversized windows to create super bright, sunshine-filled homes
- Extra-large outdoor decks with room for a table, chairs, bbq – the works
- Individual entryways that are covered to protect you from the elements
- Some homes have extra-large, grassy backyards, fully fenced for pets and small people
- Ample on-street and on-site visitor parking so all your friends will visit!

## INTERIORS

- Open, airy floorplans with an amazingly efficient use of space. Very flowy
- Extra-height, nine-foot ceilings make your home feel even larger
- Easy access to your garage from your interior entryway – just four steps
- Homes feel large with room for a long dining table and single-family-home furnishings
- Radiant and durable wood laminate flooring in light Oak or Walnut
- Toasty and attractive nylon cut/loop carpet on stairways, in bedrooms and top floor
- Ceramic entry tile in warm, earthy tones make for a cozy entrance experience
- Flexible layouts mean your living room could be your dining room – or vice versa
- Walk-in closets offer a his-side, a hers-side and room for a dresser to share
- A linen closet is conveniently located in the hallway beside the washer & dryer

## KITCHENS

- A variety of great layouts
- Quartz composite countertops with Italian porcelain backslashes
- Really, really impressive kitchen islands: tons of storage and counter space, and versatile to act as a breakfast bar for four people, a kitchen prep station or a work area

- Stainless steel range and ceramic cooktop with super slim, stainless steel hood fan
- Counter-depth refrigerator with ice-maker and drawer freezer, stainless steel microwave (in its own under-counter microwave garage) and built-in garburator
- Sophisticated flat-panel cabinetry in warm walnut or rich brown oak
- Pot lighting keeps your kitchen nicely lit and your ceilings uncluttered
- USB light switches so your devices can charge right there on the countertop
- Single-lever pull-out faucet in chrome with sprayer so your veggies get nice and clean
- Double-bowl, undermount sink in stainless steel (some with open shelving above)
- Room to show off small kitchen appliances, cookbooks or glassware in the open pantry and shelving

## MASTER BATHROOM

- Quartz composite countertops and Italian backsplash that are beautiful and easy to maintain
- Modern flat-panel cabinetry in warm walnut or rich brown oak
- Dramatic porcelain shower tile with a cool wood-grain pattern in dark or light grey, and ceramic flooring in neutral tones
- Grohe chrome faucets and matching bath hardware

- Double sinks – so makeup and shaving can have their own separate zones (finally)
- Large mirrors so there's room for everyone to ready themselves for the day

## COMFORTS

- An overall EnerGuide efficiency rating over 80 (hint: that's impressive!)
- Energy-saving thermostat-controlled baseboard heaters
- Stacking washer & dryer by Whirlpool with adjoining linen closet
- Forty gallon electric hot water tank
- Wired for telephone and television in master bedroom and living areas
- Pre-wired for security systems with contacts on exterior door and main-floor windows
- Hard-wired smoke detectors for added security
- Loads of parking for friends and family
- Third party warranty insurance: materials and labour (2 years); envelope (5 years); structural (10 years)

