



FEATURES LIST

WELCOME HOME

- Contemporary exterior architecture featuring West Coast inspired design
- Lush landscaping throughout the community
- Prime location just steps away from shops, schools, a recreation centre, turf fields, restaurants and the newly announced Skytrain line extension
- Most homes come complete with double side by side garages
- Built by Mortise, a trusted developer with over 25 years experience building homes throughout the Lower Mainland

THOUGHTFUL AMENITIES FOR ALL

- Unparalleled onsite amenity building that offers over 7,200 sq ft of shared space for entertaining and socializing
- This thoughtfully-designed 3-level building includes:
 - A state-of-the-art daycare on the first level
 - A fully furnished lounge/party space on the second level
 - A spacious rooftop patio on the third level

INTERIORS

- Sleek and modern interiors with a selection of smart open concept layouts to choose from
- Three professionally-designed colour schemes to personalize your home: Latte, Mocha or Espresso
- Nine foot ceiling heights throughout
- Welcoming family room with a fireplace

- Durable wide plank laminate wood flooring in the main living areas
- Cozy carpeting in the bedrooms, upper hallways and stairs
- Premium porcelain tile flooring in all bathrooms
- Big and bright Energy Star Low-E windows throughout to maximize light, complete with 2" faux wood blinds

KITCHENS

- Designer kitchens featuring quartz countertops, backsplashes and premium lighting
- Dual-toned custom cabinetry featuring a high-gloss finish complemented by warm wood tones
- Oversized and extra deep stainless steel undermount sink with polished chrome kitchen faucet and extractable spray
- In-sink waste disposal
- Premium stainless steel appliance package complete with a fridge, range, dishwasher and microwave

BATHROOMS

- Modern and functional bathrooms featuring quartz countertops and premium porcelain floor tiling
- Glass enclosed porcelain tiled shower walls
- Custom floating vanities with sleek cabinetry and modern polished chrome pulls
- Double vanities in master ensuite (plan specific)
- Main floor powder room

ROOFTOP PATIO

- Select homes offer spacious rooftop patios for entertaining, dining and lounging, with more than enough room for a full dining set and fire pit
- Room for barbecue

EVERYDAY CONVENIENCES & PEACE OF MIND

- Every home comes complete with natural gas forced air heating for ultimate comfort
- Central air conditioning available (optional upgrade)
- Double garages (plan specific)
- Front loading washer and dryer
- Rough-in for a central vacuum system plus strategically placed VAC points
- Cat5e wiring for internet, telephone and television
- Comprehensive 2-5-10 new home warranty package, which includes:
 - 2 years on materials and labour
 - 5 years on the building envelope
 - 10 years on the structure
- Energy-efficient features on doors and windows, plus low-energy consumption appliances
- Safety features in every home like deadbolt locks, door viewers and rough-in for a security system