

Modern Farmhouse Interiors

- Choice of two designer-selected colour schemes: Dawn and Dusk
- Airy and bright open-concept floorplans
- 9' ceilings on the main floor with over-height vaulted ceilings in the master*
- Oversized, Energy Star-rated, double glazed windows for maximum light and energy efficiency
- Durable laminate wood floors flow throughout main level
- Matte-black hardware on all doors, with contemporary flat-stock baseboards and door casings
- Plush carpeting on stairs and upper level
- Plentiful closet spaces thoughtfully finished with solid shelving and organizers
- 2" faux wood window blinds for privacy

Classic Kitchens

- Stainless steel appliance package features:
 - 5-burner gas range with range hood
 - French door refrigerator with bottom-mount freezer drawer
 - Energy Star dishwasher
 - Built-in microwave with trim kit
- Traditional shaker-style, soft-close cabinets with under-cabinet lighting
- Polished quartz countertops with full-height tile backsplash
- Deep, farmhouse-style apron-front sink

- Single-lever, high-arc faucet with integrated spray function by Delta
- Decorative pendant lights hang above island

Relaxing Bathrooms

- Traditional shaker-style cabinets with soft-close doors offer abundant storage
- Framed oversized mirrors
- Polished quartz countertop with undermount sink
- Hexagon tile flooring detail in ensuite
- Frameless glass shower door in ensuite
- Double vanity provides plenty of room for two in ensuite
- Matte-black Delta Trinsic faucet and shower head pair with oversized soaker tub in main bath
- Full bath/shower tile surround
- High-efficiency elongated toilets with soft-close seats
- Powder room on the main level for comfort and convenience

Exceptional Exteriors

- Modern Farmhouse-inspired architecture creates an elegant streetscape
- Lush landscaping with mature trees, flowering shrubs, plants, and grasses
- BBQ quick-connect box on deck, with rough-in for BBQ box on lower level patio
- Two exterior hose bibs for easy watering
- Side-by-side, double-car garage* with opener and remotes
- Insulated garage and garage door maintain ideal temperature
- Durable James HardiPlank and HardiPanel siding, with metal shed roof accents at entries

- Rainscreen building envelope technology
- Sturdy 2x6 exterior wall construction with R20/R28 insulation
- Engineered TJI 560 floor joists with 7/8 edge gold floor sheathing

Neighbourhood Amenities

- Proximity to Willoughby Elementary, Yorkson Middle School, and R.E. Mountain Secondary
- Short distance to Willoughby Town Centre shopping and the Carvolth Park and Ride, with easy access to major transit routes, including HWY 1

Convenience and Peace of Mind

- Comprehensive 2-5-10 year warranty from Pacific Homes Warranty, including:
 - 2-year coverage for materials
 - 5-year coverage for building envelope
 - 10-year coverage for structural defects
- Pre-wired for security system
- Roughed-in for central vacuum
- High efficiency forced-air gas furnace with AC add-on option
- Smoke detectors on each level
- * Most Homes

The developer reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices without prior notification. Decks, patios, stairs and windows may vary based on site conditions. All sizes and dimensions are approximate and based on architectural measurements. Reverse and/or mirror plans occur throughout the development. Please see disclosure statement for specific offering once available. E & O.E.