

# FEATURES + FINISHES



## BEVERLY IS HOME

- 42 townhomes beautifully nestled in a tranquil area of the Fraser Heights neighbourhood
- Timeless contemporary architecture highlighted with crisp white, rich wood and charcoal tones with Hardie™ siding and panels
- Located on a quiet road that encourages walks after dinner and neighbourhood friendships
- Serene outdoor living with lush landscaping, paving stones and outdoor amenity spaces that work for different elements of your day - picnic, relax or play with kids on the grounds with play structures
- Enjoy social gatherings in the indoor amenity space for entertaining, games - pool, fooseball, ping pong
- Within five minute drive to parks, schools such the top rated Pacific Academy, shopping, dining and recreational amenities.
- Easy access to Trans-Canada Highway, Golden Ears Way, Highway 15 and 17
- Under a 10 minute drive to 3 of the future skytrain stations
- Vancouver amenities and Valley attractions are just 20 mins away

## IMPRESSIVE INTERIORS

- Choice of a bold white scheme with a black island - Sunset; *or* a refined modern scheme with white oak finishing - Sunrise
- Spacious open floor plans feature high ceilings throughout
- Large windows allowing natural sunlight to brighten your home
- Smooth finish painted ceilings throughout

- Beautiful doors and closets accented with matte black hardware
- Elegant and durable water resistant laminate floors in the entry, kitchen, dining and living spaces, while plush carpeting adds comfort to the stairs and upper floor
- Retreat to you master suite complete with his and her walk-in closets
- Flush mounted LED pot lights tastefully illuminate key areas
- Sleek, modern tile in powder, main bath, ensuite and laundry
- Contemporary roller shades that allow you to regulate sunlight and preserve privacy with ease
- Ground floor bonus space for entertaining or future growth
- Upgrade to a bar in the bonus space

## KITCHENS

- Chef-inspired spacious kitchens with ample space for cooking, entertaining or working from home
- Highend scratch resistant soft-close flat-panel cabinets and drawers complemented with sleek handles on lower cabinetry
- Polished quartz countertops and accented with porcelain backsplash
- Stylish pendant lighting suspended over a 9'6" island and under-cabinet lighting
- Large stainless steel double-bowl undermount sink with garburator and Kohler® pullout spray
- Innovative and stylish stainless steel appliances coordinate beautifully:

- 30" Frigidaire french door refrigerator and 30" freezer with ample storage, auto close doors and trim kit
- 30" KitchenAid Smart Commercial-Style Gas Range with true convection oven
- KitchenAid sleek wall-mount canopy hood with Whisper Quiet® System
- Large Panasonic built-in microwave

## BATHROOMS

- Durable polished quartz countertops
- Sleek undermount rectangular sinks with sleek finishes
- Modern flat-panel cabinets with soft-close hardware
- Step into style on porcelain tile flooring
- Luxurious soaker bathtub in main bathroom
- Efficient dual flush Kohler® toilets
- Double sinks in ensuite for added convenience in most homes
- Walk-in shower in ensuite with sleek Delta™ Ara® Collection shower head and faucets
- Frameless shower door with clear tempered glass and matte black finish in ensuite
- LED vanity lighting under cabinet on sensor in powder, master and main

## EVERYDAY CONVENIENCES

- Secure and spacious double garages
- Electric Vehicle outlets roughed in
- Energy Star certified Nest Learning Thermostat to save 10%-15% on your heating and cooling bills
- Year round comfort in each home with your choice of the roughed in air conditioning

- Convenient hookup for barbeque ready to use
- Built-in closet shelving and organizers throughout entry and bedroom closets
- Efficient hot water on demand system for all household conveniences and necessities
- Closet depth front loading side-by-side Whirlpool Washer and Dryer with intuitive controls - complete with quartz countertop and solid shelving for the convenience of your laundry needs and storage

## AMENITIES

- A choice of outdoor green spaces ready for family picnics and children's play areas for precious moments all year round
- Have a quiet moment amongst the serene setting of trees, plants and shrubs beautifully landscaped
- A clubhouse designed for balanced living and entertaining inclusive of a kitchen, dining area, lounge, a fully equipped games area - complete with pool, fooseball, ping pong tables.

## SAFE AND SECURE

- Comprehensive 2/5/10 year home warranty protection
- Hard-wired smoke and carbon monoxide detectors

## SOLID CONSTRUCTION

- Experience the difference with Trus Joist TJI joists - Designed for dimensional stability, they resist warping and twisting, ensuring squeak-free floors
- Highly durable prefabricated staircases giving them a longer lifespan



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