

### Exceptional Location

- Just steps away from the Vedder River, leaving fishing, camping, biking, swimming and hiking at your fingertips
- Experience being immersed in nature yet steps away from nearby amenities, including the new Garrison Crossing shopping center and upcoming sports center
- Situated among preserved trees and professional landscaping design
- Just a short drive from Cultus Lake, the water slides, golf club, and other endless recreation
- Not located in the floodplain
- Not surrounded by other high density developments

### Exclusive Exterior Design

- A planned community featuring 32 uniquely built Georgian styled townhouses
- Up to 2,075 sq ft available in some plans
- Two designer exterior colour schemes
- Striking architectural design, with exquisite culture stone detailing and decorative flower boxes to complement each home

### Stylish, Welcoming Interior Floor Plans

- 9 foot ceilings on main floor add an elegant, spacious ambience
- Dramatic vaulted ceiling in the master suite increases the already spacious room
- Designer selected, wide plank laminate flooring adds richness and warmth to your home
- Black accented lighting fixtures add to the modern, exciting look of the home
- Contemporary baseboards and casing throughout, adding the finishing touch
- Vertical blinds included on the patio door and horizontal blinds included on all necessary windows
- Walk-in closets or separate “his” and “hers” closets featured in the master suite
- Generous sized great rooms, perfect for entertaining
- Room for two cars with tandem double car garage or single car garage with extra parking on driveway apron.
- Rough in central vacuum system, telephone and cable outlets

### Gourmet Kitchens that You Will Want to Spend Time In

- Includes energy star rated fridge, stove, microwave & dishwasher
- Modern maple shaker style cabinets with ultra modern chrome pulls including large pots and pans drawers
- Spacious open kitchen designs
- Large spacious islands

### Spa Inspired Baths

- Spacious Ensuite bathroom with and lots of countertop space; some plans feature double sinks
- Main bath features a luxurious curved soaker tub
- Convenient powder room located on the main floor level, which includes a raised bowl sink featuring a single lever faucet on a solid shaker style vanity on most plans
- Bathrooms feature solid maple, shaker style cabinetry with modern chrome pulls
- Designer tile flooring throughout each bathroom

### Safety and Security for Your Peace of Mind

- Travellers Guarantee of Canada Warranty, including a 2 year labour and materials warranty, 5 year building envelope warranty and 10 year structural defect warranty
- Roughed in security system
- Fire protection sprinkler system

### Taking Action for a Greener Future

- This project has preserved 1.8 acres of natural forest
- 2x6 exterior walls provide energy saving insulation
- Electric baseboard heat with individually controlled thermostats
- Low-E glass windows used, reducing UV light and improving energy efficiency
- Low flush toilets standard
- All carpet and laminate used are either recyclable or have already be manufactured using recycled materials

### Add Your Own Personal Touches to Suit Your Needs

- Cozy electric fireplace with cultured stone surround
- Decorative raised bowl sink for the powder room with a single lever faucet to bring out the flawless design of your new raised sink
- Full stainless steel appliance package
- High arc pull out faucet for the kitchen
- Have Genica finish your basement to your specifications

**Full GST rebate is applicable**

***We are proud to not offer expensive sales gimmicks and we ‘pass on savings’ equally to all buyers through lower prices.***