



# *Intentional decisions and quality materials, woven together in a timeless style.*

## CONSIDERED INTERIORS

- Choice of two curated colour schemes: Cream and Grey
- Spacious, open concept floorplans
- 9' ceilings on the main floor with over height vaulted ceilings in the primary suites in select homes
- Exposed ceiling beams add character
- Oversized ENERGY STAR® double glazed windows maximize natural light and energy efficiency
- Durable, low-maintenance laminate wood floors throughout main floor
- Engineered TJI® floor joists with ¾" gold floor sheathing for a quieter, sturdier floor system
- Plush carpet on stairs and upper floor increases sound insulation
- Matte black door hardware paired with sleek, flat-stock baseboards and door casings
- Generous closet spaces finished with solid shelving in primary suites and wire organizers throughout additional bedrooms
- 2" faux wood blinds control privacy throughout
- Feature dining room light fixture creates warmth and ambiance
- Pre-wired for easy security system installation
- Navien iFLOW Air Handler: high-efficiency air furnace with optional two-ton air conditioning add on
- Navien tankless hot water system with recirculation line increases energy efficiency and saves space
- Smoke detectors on each floor

## STATEMENT KITCHENS

- Premium, stainless steel KitchenAid® appliance package including:
  - Four-burner gas range with range hood
  - Counter-depth French-door refrigerator with convenient bottom-mount freezer drawer
  - Efficient ENERGY STAR® panel front dishwasher
  - Built-in Panasonic microwave
- Traditional shaker cabinets with soft-close doors and drawers and under-cabinet lighting
- Polished quartz countertops with full-height tile backsplash
- Convenient pot filler above range included in every home
- Farmhouse style apron front sink
- Elevated Kohler single-lever, high-arc faucet with integrated spray function
- Elegant pendant lights over kitchen island

## SPA-INSPIRED BATHROOMS

- Polished quartz countertop with undermount sink
- Refined tile floors throughout bathrooms
- Frameless glass shower doors and double vanities in ensuites
- Full height tile bath and shower surround in main bathrooms
- Oversized soaker tub in main bathrooms
- Soft-close doors on bathroom vanities
- Oversized framed mirrors
- Bold, matte black Kohler faucets and shower heads
- High-efficiency elongated toilets with soft-close seats
- Convenient main floor powder room

## SOPHISTICATED EXTERIORS

- Modern Farmhouse-inspired architecture featuring board-and-batten siding, painted brick siding, decorative brick details and metal shed roof accents at entries
- Distinctive cement fibreboard siding
- BBQ-ready deck with quick connect box (rough-in only)
- Side-by-side double car garages with openers and remotes in select homes
- Insulated garage and garage door
- Two exterior hose bibs for added convenience
- Lush landscaping with mature trees, flowering shrubs, plants and grasses
- Sturdy 2x6" exterior wall construction with R24/R28 insulation for increased energy efficiency
- Rainscreen building envelope technology protects against water

## PEACE OF MIND

- Comprehensive 2-5-10 year warranty from Pacific Homes Warranty including:
  - 2 years coverage for materials
  - 5 years coverage for building envelope
  - 10 years coverage for the structure

