

FIRST IMPRESSIONS

- West Coast contemporary residences designed by award-winning Integra Architecture
- Within easy walking distance of SkyTrain, schools, shopping and neighbourhood amenities
- Lush and extensive landscaping and gardens throughout
- Cedar Creek pedestrian trail connects you to the parks, shops and services of the neighbouring future Southgate City
- Bike racks located at each building entrance to encourage green living
- Grand, covered canopies at main entryways protect your arrival from the elements
- Well-lit pedestrian walkways and common areas
- Over-height lobbies with fireside seating

YOUR INDIVIDUAL HOME

- Your choice of two designer palettes curated by Portico Design Group:
 - Linen (Light)
 - Hazel (Dark)
- Airy 9' ceilings maximize light and flow of living
- Contemporary laminate wood-finish flooring in main living areas (Optional hardwood flooring upgrade available)*
- Expansive glazing for maximum natural light
- Sleek roller-blind window coverings throughout (excluding transom windows) and blackout feature in bedrooms
- Front-loading, energy-efficient, full-size washer and dryer by Whirlpool
- Pre-wired for high-speed internet and digital cable access
- Generous balconies or patios with outdoor lighting and exterior patio outlet
- Ground level homes include a hose bib to make watering your flower pots more accessible
- HRV - energy efficiency, cuts down on electricity bill

CRAFTED KITCHENS

- Soft-close sleek laminate cabinetry
- Quartz composite countertops with contemporary tile backsplash
- Islands with waterfall detailing and pantries in select homes
- Brilliant illumination with LED fixtures and halogen under-cabinet lighting
- USB outlets for convenient charging
- Cook and entertain with full-size stainless steel appliances:
 - 5 element, ceramic-glass cooktop and Even-Heat convection oven by KitchenAid
 - Stainless steel refrigerator and bottom freezer with temperature-controlled drawers, and metal wine rack by KitchenAid
 - Modern, high-performance chimney-style hood fan by Venmar
 - Intuitive, top-control dishwasher with utensil rack by KitchenAid
 - Built-in microwave oven featuring Inverter Technology® by Panasonic
- Premium Kohler undermount, deep double-bowl sink
- Single-lever Kohler kitchen faucet with integral pull-down spray nozzle

REST & RETREAT

- Cozy, woven carpet in all bedrooms
- Spacious walk-in or walk-through closet in most main bedrooms
- Bright ceiling light fixtures in all bedrooms
- Luxurious showers with modern, frameless glass swing-door and tile surround with chrome Kohler handheld showerhead in ensuites
- Large Kohler 'Hytec' soaker tub with tile surround in main bathrooms
- Recessed pot lighting in all bathrooms
- Large clean-edged vanity mirror and soft under-vanity lighting in all bathrooms
- Quartz composite vanity countertop with undermount sink and premium Kohler lavatory faucet
- Soft-close sleek laminate cabinetry
- Contemporary polished chrome hardware on lower cabinetry
- Ceramic tile flooring in main bathrooms and porcelain tile flooring in ensuites

PEACE OF MIND

- Entry phone with security camera at main lobby and parkade entrance
- Two, coded key fob entry devices provide access to lobby, all amenity spaces and secure parkade
- All homes include energy-efficient, Solarban 60 UV protected, double-glazing on all exterior windows and doors
- Wireless in-suite security system in all ground-floor access homes (Optional upgrade in upper floor homes)*
- Fire alarm, smoke and carbon monoxide detector in all homes
- Bright and gated underground parkade
- Personal bicycle storage locker provided for each home
- Travelers Insurance providing home warranty coverage for:
 - 2 year materials and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty
- Dedicated customer service team ensures that living in your home is as worry free as possible

CEDAR CREEK COMMUNITY AMENITIES

(Shared amenities are phased, access availability based on phase completion)

- 27 Secured visitor parking spots & 4 EV stalls
- 26 Resident EV stalls
- 2 Car wash stalls
- Bicycle repair area
- Fitness Room
- Guest Suite
- Common play areas surrounded by benches and picnic tables
- Common community garden plots

* See sales representative for pricing details