

FIRST IMPRESSIONS

- West Coast contemporary residences designed by award-winning Integra Architecture
- Within easy walking distance of SkyTrain, schools, shopping and all conceivable big city 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
- Overheight lobbies with fireside seating

YOUR INDIVIDUAL HOME

- Your choice of two designer palettes: Sand or Stone
- Airy 9' ceilings maximize light and flow of living
- Contemporary laminate wood-finish flooring in main living areas
- Expansive glazing for maximum natural light
- Sleek roller-blind window coverings throughout (excluding transom windows)
- 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

CRAFTED KITCHENS

- Soft-close cabinetry in your choice of Sand or Stone
- Pantries and islands in select homes
- Contemporary matte black hardware on lower cabinetry
- Brilliant illumination with LED fixtures and halogen under-cabinet lighting

- Quartz composite countertops with contemporary, full-height, tile backsplash
- USB outlet for convenient charging
- Cook and entertain with full-size stainless-steel appliances:
 - 5 element, ceramic-glass cooktop and Even-Heat oven by KitchenAid
 - Stainless steel refrigerator and bottom freezer with temperature-controlled drawers, and metal wine rack by KitchenAid
 - Modern, high-performance hood fan by Venmar
 - Intuitive, top-control dishwasher by KitchenAid
 - Panasonic microwave oven featuring Inverter Technology®
- 'Built-in', under-counter mounted microwave in most homes
- Premium Kohler 'Ludington' under-mount, deep double-bowl sink
- Single-lever Kohler 'Purist' kitchen faucet with integral pull-down spray nozzle

REST & RETREAT

- Cozy, woven carpet in all bedrooms
- Spacious walk-in or walk-through closet with shelving in most master bedrooms
- Bright ceiling light fixtures in all bedrooms
- Luxurious showers with modern, frameless glass-panel swing-door and tile surround with chrome Kohler 'Converge' handheld showerhead in master ensuite
- Large Kohler 'Hytec' soaker tub with tile surround in main bathrooms
- Recessed pot light over the shower or tub
- Large, clean-edged vanity mirror with overhead light fixture in all bathrooms
- Quartz composite vanity countertop with under-mount sink and premium Kohler 'Honesty' lavatory faucet
- Soft-close cabinetry in your choice of Sand or Stone
- Contemporary matte black hardware on lower cabinetry
- Euro-style porcelain tile flooring in all bathrooms

PEACE OF MIND

- Entry phone with security camera at main lobby and parkade entrance
- Two personally-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
- Fire alarm and smoke 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

SHARED CEDAR CREEK COMMUNITY AMENITIES*

- 37 Secured visitor parking spots
- 5 Visitor EV stations
- 4 Car wash stalls
- Bicycle repair station
- Fitness Room
- Guest Suite
- Meeting Room
- Two common play areas surrounded by benches and picnic tables
- Common community garden plots

* *Shared amenities are phased, access availability based on phase completion.*