

# FEATURES

## *Single Family Homes*



### **ELEVATED CURB APPEAL**

The contemporary minimalist-style homes of Holborn University Heights are custom designed by the award-winning Frits de Vries Architects.

2-car garages boast ample space to store all your adventure gear. Select home designs include mudrooms with secondary backdoor entrances.

HardieShingle panels/soffits and cedar vertical siding create a natural color pop and textural contrast between upper and lower levels, while barcode board panels provide unique linear detailing to entryways.

Each home features patios at both the front and rear, and balconies on the upper levels. Patios are finished with hydropressed sealed concrete pavers, and poured in place concrete for pathways.

Oversized windows and patio doors flood the interior spaces with natural light, and offer picturesque views of the surrounding scenery.

Tempered glass and black aluminum railings for uninterrupted views of the Garibaldi Highlands.

#### 2-5-10 Home Warranty Insurance

- 2 years coverage on labour and materials as follows:
  - 2 months for defects in material and labour for your unit
  - 24 months for defects in material and labour for major systems (heating, electrical, plumbing, etc.)
- 5 years coverage on the building envelope, including coverage on unintended water penetration
- 10 years coverage on major structural items

## THE GREAT INDOORS

Choose from two custom interior color schemes with premium finishes and high-quality materials:

- Sunrise (light)
- Silhouette (dark)

Custom main floor millwork, with mantle and hearth in concrete-color quartz, and feature wall with wood gable wrapping.

Round recessed LED pot light fixtures in select locations.

Enviro 55" linear gas/electric fireplace with black porcelain liner and driftwood log set with rocks.

Main floor features full bathroom with curbless walk-in shower with stainless steel Grohe showerhead, Acritec undermount single-basin sink, and Hansgrohe faucet.

Engineered oak hardwood flooring throughout; porcelain tile flooring in mudroom, bathrooms and laundry room.

Solid core interior doors, with Taymor Vega handles in satin nickel or matte black, buffer sounds between rooms.

Efficient Large Capacity Laundry:

- Whirlpool Energy Star® 5.2 cu.ft. I.E.C. Front Load Washer with precision dispense
- Whirlpool Energy Star® 7.4 cu.ft. Front load electric dryer with quick dry cycle and tap-touch controls with cycle-memory technology

Sprinkler-fitted to NFPA 13D standard with concealed pop-out sprinkler heads. Most exterior cladding materials are non-combustible.

Eco- friendly geothermal heat pump with heat recovery ventilation for energy efficient climate control.

Roughed-in kitchenette and full bathroom on lower floors of select home designs.







Designer Colour Palette  
– *Silhouette*



All the illustrations suggested herein are tentative and subject to change based on the project conditions and requirements. The developer reserves the right to make modifications without prior notice.

Designer Colour Palette  
– *Sunrise*

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### CONTEMPORARY CULINARY EXPERIENCES

Large open kitchens are perfect for active families and entertaining guests. Efficient layouts offer a seamless indoor-outdoor connection to the main living spaces and patios.

State-of-the-art integrated appliances for maximum performance and efficiency:

- Fisher & Paykel 36" French-door refrigerator with bottom drawer freezer
- Fisher & Paykel 30" 5-burner gas on steel cooktop. Includes wok burner and two semi-rapid burners
- Faber Cristal SS 30" integrated hood fan with slim-line under cabinet pull out
- Fisher & Paykel 30" 4.1 cu ft. built-in, self-cleaning oven with Aero™ technology
- Panasonic Genius® Inverter® 1.2 cu.ft. stainless steel microwave oven
- Fisher & Paykel Integrated Double DishDrawer™ dishwasher

Custom crafted millwork features warm wood gable wrapping and flat-panel cabinetry with modern low-profile pulls satin nickel or matte black.

Back-painted glass provides a reflective contrast to the concrete-color quartz of the counter and multi-functional waterfall island.

Acritec undermount single basin stainless steel sink; Delta Trinsic single-handle kitchen faucet with pull-down sprayer and magnetic docking spray head in champagne bronze or matte black.

Designer Mumu Linear Suspension Pendant Light above the kitchen island is a stunning contemporary light fixture included in all of the home designs. Matte white with beech wood (Sunrise) or matte black with walnut (Silhouette).

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### **MASTER BEDROOM & ENSUITE BATHROOM**

Master bedroom has a generous custom walk-in closet with contemporary handles in matte black or satin nickel.

Private balcony with oversized sliding door.

Ensuite features a free-standing vanity wall with anti-fog LED back-lit vanity mirror, Acritex dual basin undermount sink, Hansgrohe polished chrome faucets and under-cabinet lighting.

Free-standing Acritec Monaco soaker tub with Grohe faucet and hand-shower.

90 degree glass enclosed shower with Riobel Rain Shower head, Grohe hand shower, and Hansgrohe Ecostat pressure balance control in brushed nickel or chrome.

Enclosed water closet with Acritec dual flush toilet.





Designer Colour Palette  
– *Silhouette*



Designer Colour Palette  
– *Sunrise*

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