



FEATURES LIST

Introducing Just West

- An intimate community of 55 townhomes and garden suites intelligently designed by Shape Architecture to maximize outdoor living and community connections
- Inspired modern architecture informed by the surrounding neighbourhood with a clean white brick exterior and welcoming entryways leading to each home
- An innovative approach to landscape design combines self-sufficient rain gardens with a distinguished selection of trees and lush foliage to offer privacy from the street and your neighbours
- All homes enjoy private balconies, patios, or rooftop decks with natural gas and water hookups
- The central courtyard amenity space is a vibrant social zone that has been specifically designed for community living and features:
 - o An outdoor movie screen with comfortable seating
 - o A fire pit and BBQ area with couches for comfortable lounging and trellis for shade
 - o A harvest-style long table for communal gatherings, perfect for hosting friends and family
 - o Open grassy area for lounging or recreational activities
 - o A sandy area that provides extra play space for kids

Design-Infused Interiors

- Your choice of three designer colour schemes by Annaliese Kelly Design:
 - o *White* – A bright and clean colour palette that serves as a neutral canvas for all of your inspiration
 - o *Wood* – A warm and sophisticated colour palette inspired by natural elements of the West Coast
 - o *Forest* – A modern and design-forward colour palette with rich green accents
- A fusion of stylish yet durable flooring including wide plank engineered hardwood in all living spaces and bedrooms, and premium wool carpet in flex and media rooms
- Soaring 9 ft ceilings on the main floors create a bright and open feel
- Oversized high-efficiency double glazed windows ensure an abundance of natural light throughout all living spaces
- A chic combination of decorative and recessed lighting fixtures illuminates your home
- Full-size Energy Star certified front loading washer and dryer by LG
- Convenient roller shades in all bedroom windows
- Year-round comfort thanks to individual temperature-controlled heating and air-conditioning with strategically placed individual high-efficiency hot water tanks

Dream Kitchens

- Gourmet kitchens are the heart of every home thanks to large islands with seating for easy entertaining and ample prep space
- Beautiful and durable engineered quartz countertops and backsplash in a brilliant white finish

- Custom-built quartz shelf above the range offers both additional storage and a stylish accent feature
- Fully integrated appliances for a seamless and clean look
- Upper cabinets and the underside of the kitchen island feature a unique grooved detail for subtle continuity
- Contrasting cabinet pulls in a sleek matte black with undercabinet lighting creates bright and practical workspaces
- Undermounted large single bowl stainless steel sink complete with a high arc faucet by Aquabraxx that features a pull-down spray hose in a brilliant chrome finish
- Custom built-in recycling centre for easy sorting

Spa-Inspired Bathrooms

- Unwind in luxurious bathrooms that combine relaxing comfort with enduring style
- Custom-built shower ledge with quartz top for all your products and toiletries
- White porcelain tiling and frameless shower doors create a spa-like atmosphere
- Sparkling chrome fixtures by Aquabraxx, including handheld and rainfall showerheads in all bathrooms
- Custom vanity with grooved cabinet detail and large storage drawers in accompanying colour scheme
- Large medicine cabinet with adjustable shelving and open shelf for added storage
- Dual flush toilets for improved water consumption
- Freestanding bathtubs in select homes

Enviably Appliances

- Each home comes standard with a state-of-the-art appliance package by Miele that includes:
 - o Integrated 36" full-size French Door refrigerator in townhomes OR Integrated 30" refrigerator in one bedroom garden suites
 - o 30" five burner gas range
 - o 30" built-in wall oven
 - o 24" integrated dishwasher
 - o Concealed hood fan
 - o Built-in Panasonic microwave

Modern Comforts

- Backed by comprehensive 2/5/10 New Home Warranty coverage
- Secured underground storage lockers and bike lockers provide ample space for all your tools and toys
- Electronically gated underground parking with secure FOB access
- Elevators take you from the underground parking area to the courtyard for increased accessibility
- Electronic vehicle charging roughed in for all parking stalls
- Coded electronic locks come standard in every home for ultimate safety
- Bright LED strip lighting illuminates common courtyard spaces
- The Just West community will be built with a commitment to the Low Emissions Green Building standard