



## FEATURE & FINISHES

### INSPIRED BY THE TRADITION IN CEDAR COTTAGE

- A boutique collection of 16 two and three bedroom row townhomes in a bold East Vancouver setting
- Situated on a quiet, tree-lined street in the vibrant Cedar Cottage neighbourhood, close to both Mount Pleasant and Commercial Drive
- High performance homes that are built to Passive House standards, maximizing energy-efficiency and comfort for everyday living
- Private front & back porches and balconies for both indoor and outdoor living
- Each home comes with one rough-in EV charging parking spot
- Majority of homes offer direct access from secure parkade into the home
- A shared courtyard and lush landscaping throughout create a welcoming community atmosphere

### INTERIORS FOR FUNCTIONAL AND STYLISH LIVING

- Professionally curated interior designs created by the talented team at Design Living Interiors
- Add your own personal style with the choice of two unique colour schemes: Kensington Grey & Kensington Classic
- Engineered hardwood flooring throughout main floor that's not only incredibly durable but equally stylish. Cozy carpeting on the upper floors
- All windows feature modern shades that let the light in, but also provide privacy when needed
- A mix of perfectly placed light fixtures to create ambiance throughout the homes

### WARM AND INVITING KITCHENS

- Open concept kitchens that perfectly blend style and function through chic yet durable materials
- Timeless cabinetry in a warm and inviting colour palette
- Quartz countertops carried onto backsplash
- State-of-the-art appliance package including:
  - Fisher & Paykel refrigerator
  - Fisher & Paykel ceramic range stove
  - Blomberg dishwasher
  - Panasonic microwave

### BATHROOMS THAT WELCOME RELAXATION

- Crisp and clean lines with high-end finishes set the scene for pampering and relaxation
- Sophisticated cabinetry with your choice of colour scheme
- Porcelain tile flooring with exceptional durability and easy cleaning
- Finished with thoughtful touches like soft close toilets

### PEACE OF MIND

- Quality built by a team of industry experts including Medallion Homes and Hawthorne Developments, in building partnership with Edge Construction
- Main entry doors feature deadbolt locks to maximize security
- Hard-wired smoke/carbon monoxide detectors, as well as fire sprinklers
- Comprehensive third party 1/2/5/10 New Home Warranty insurance by WBI Home Warranty:
  - 1 year on cosmetic craftsmanship
  - 2 years on materials and labour
  - 5 years on building envelope
  - 10 years on structure