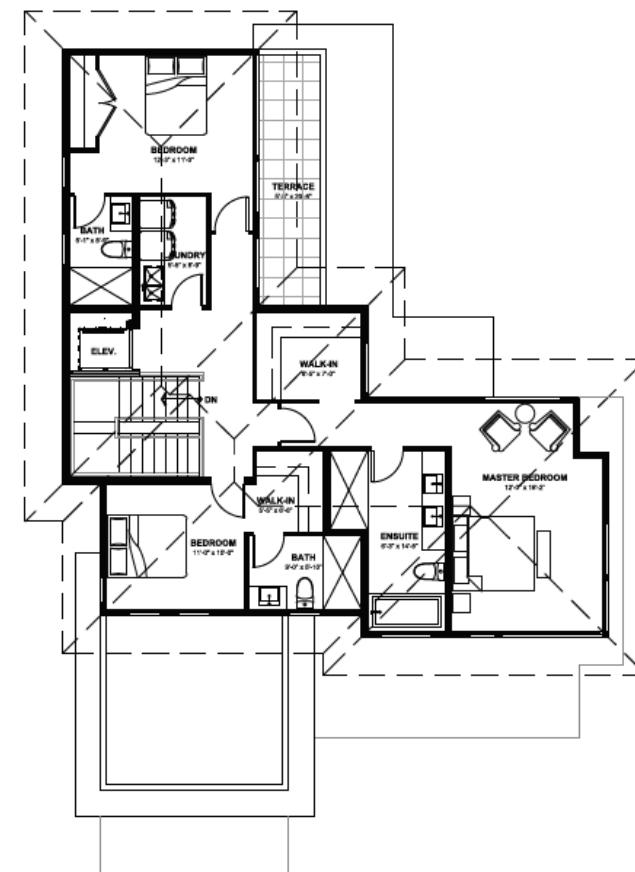
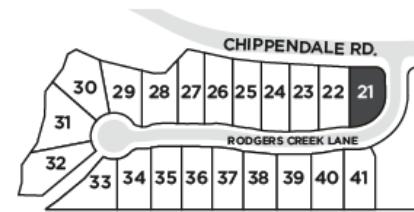
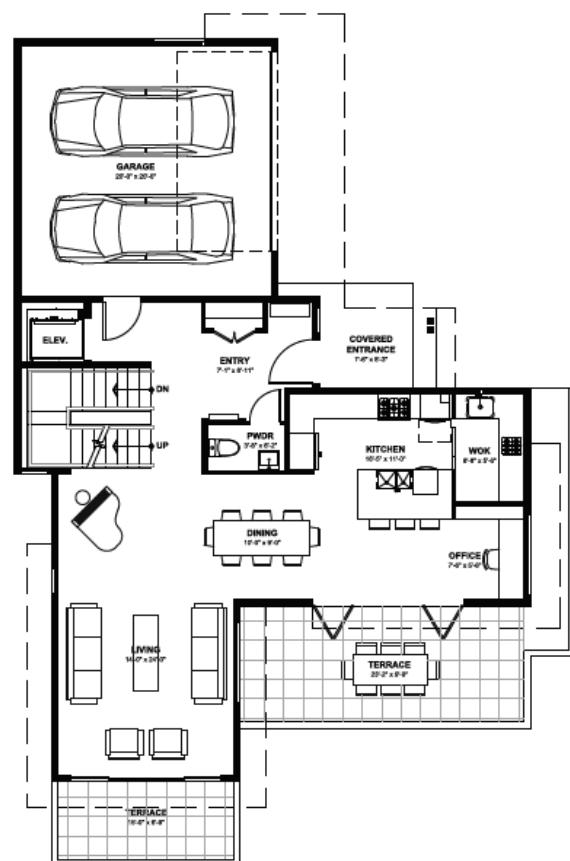
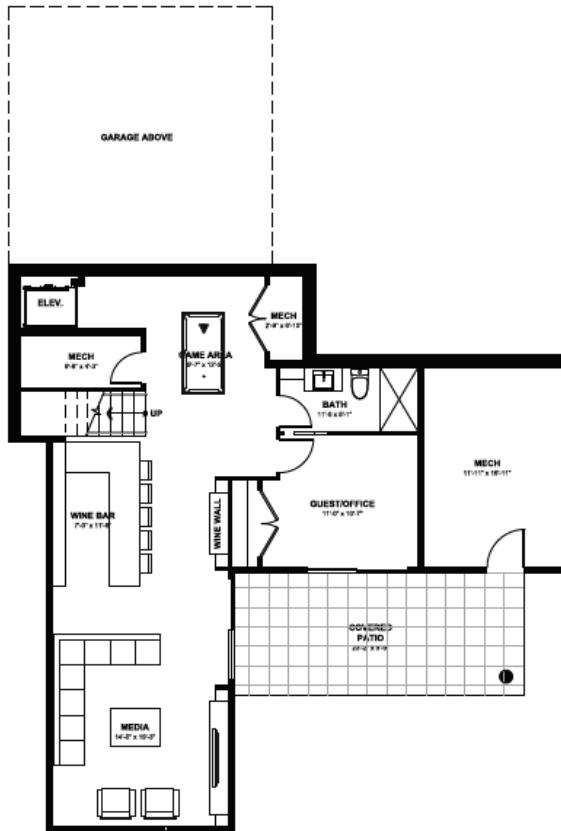




## HOME SITE 21

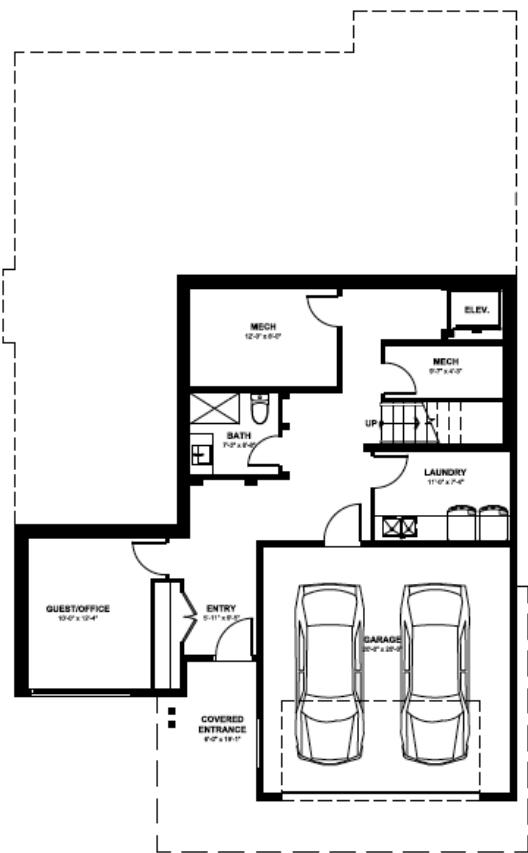
Home Site Area: 7,083 sq. ft.  
Habitable Area: 3,545 sq. ft. (excluding garage)  
Terrace Area: 682.8 sq. ft.



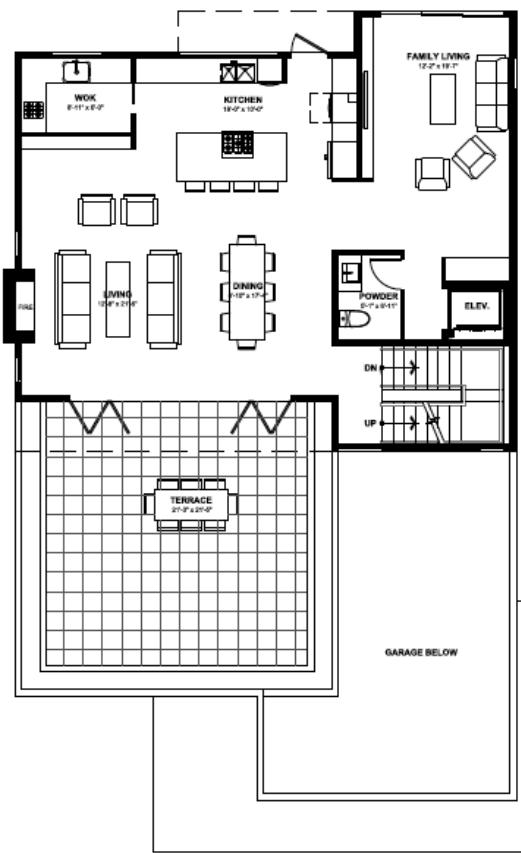


## HOME SITE 22

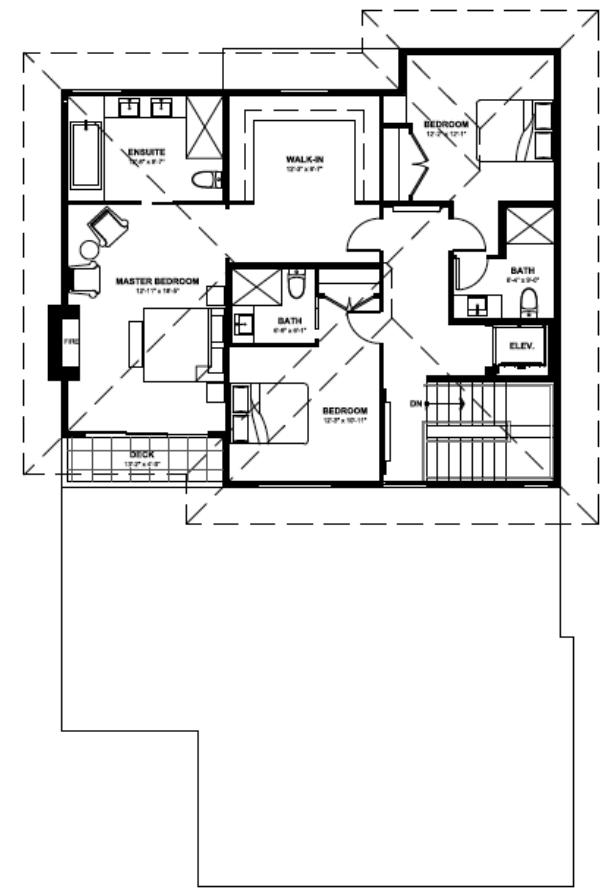
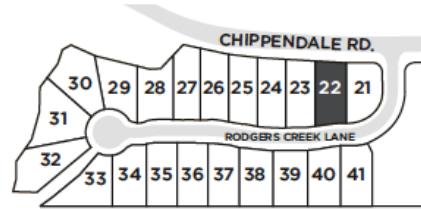
Home Site Area: 7,029 sq. ft.  
 Habitable Area: 3,405 sq. ft. (excluding garage)  
 Terrace Area: 497 sq. ft.



**LEVEL 1** 837 SQ. FT.



**LEVEL 2** 1,259 SQ. FT.

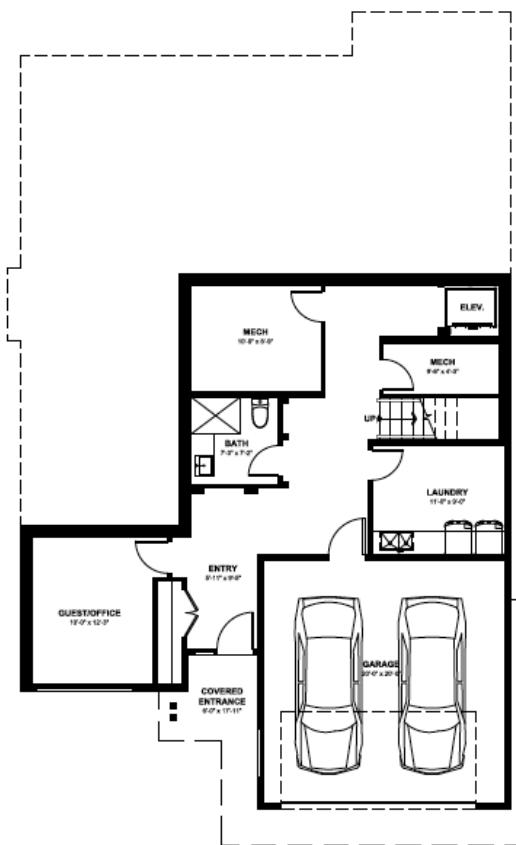
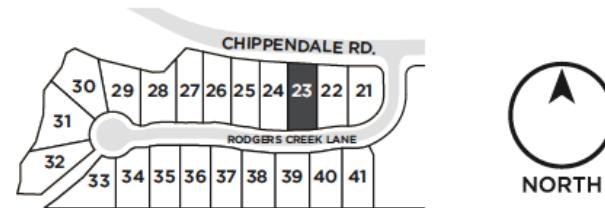


**LEVEL 3** 1,309 SQ. FT.

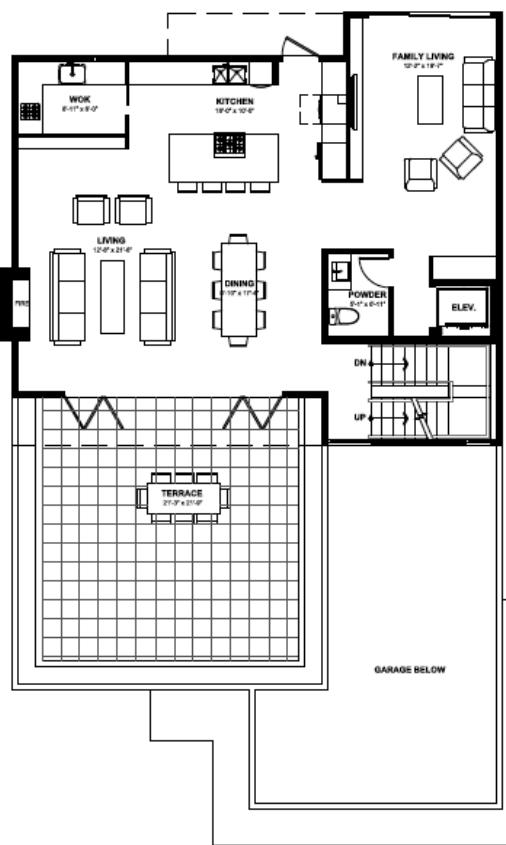


## HOME SITE 23

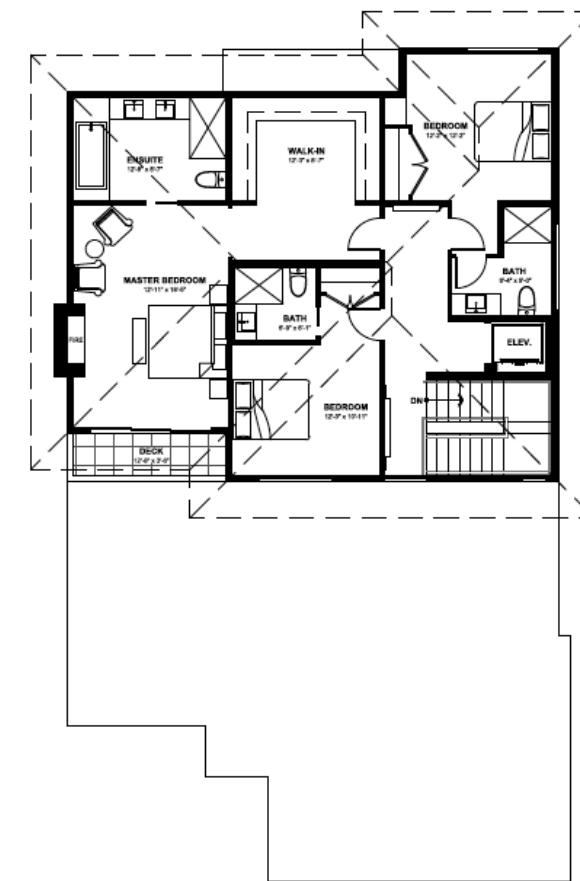
Home Site Area: 7,126 sq. ft.  
Habitable Area: 3,444 sq. ft. (excluding garage)  
Terrace Area: 505 sq. ft.



**LEVEL 1    872 SQ. FT.**



**LEVEL 2    1,261 SQ. FT.**

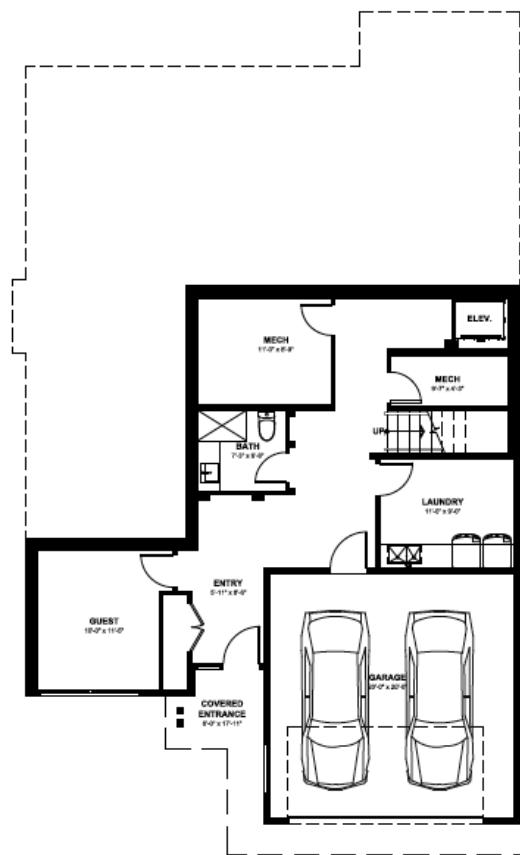
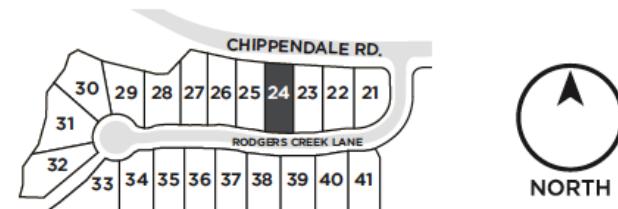


**LEVEL 3    1,311 SQ. FT.**

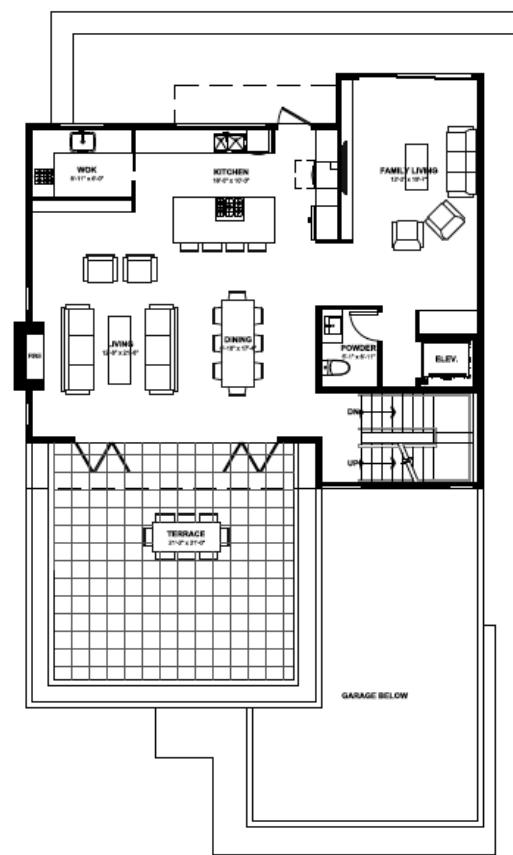


## HOME SITE 24

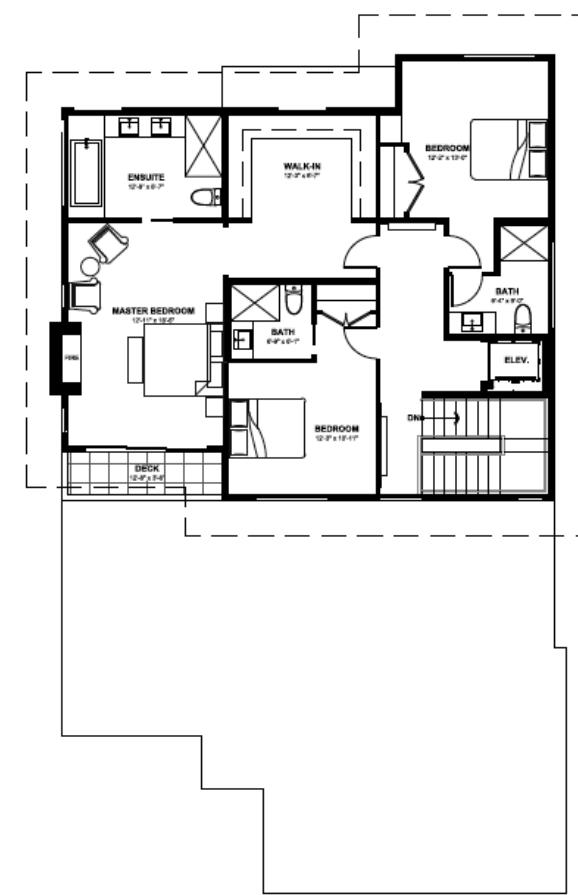
Home Site Area: 7,147 sq. ft.  
Habitable Area: 3,458 sq. ft. (excluding garage)  
Terrace Area: 488 sq. ft.



**LEVEL 1 862 SQ. FT.**



**LEVEL 2 1,273 SQ. FT.**

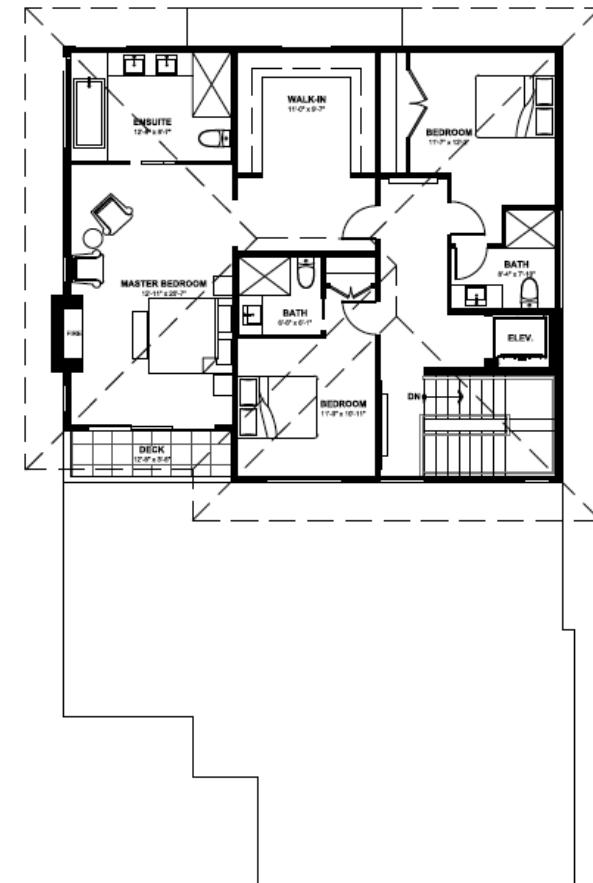
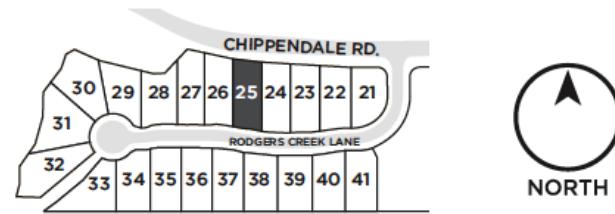
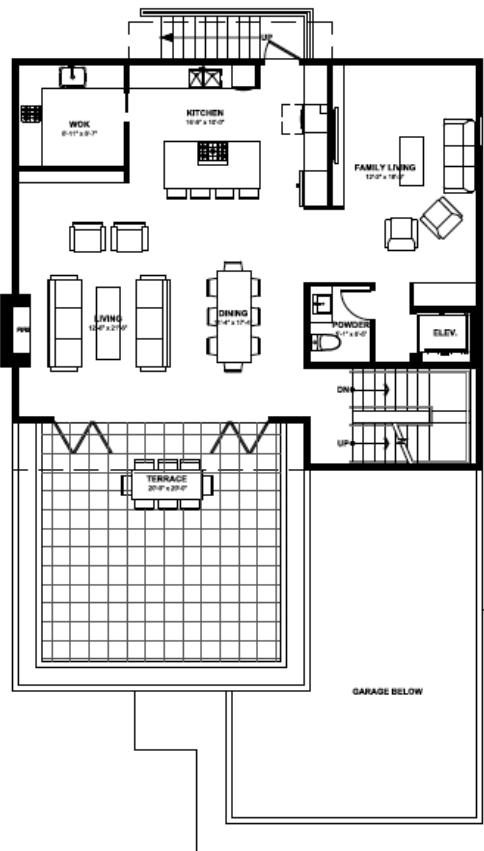
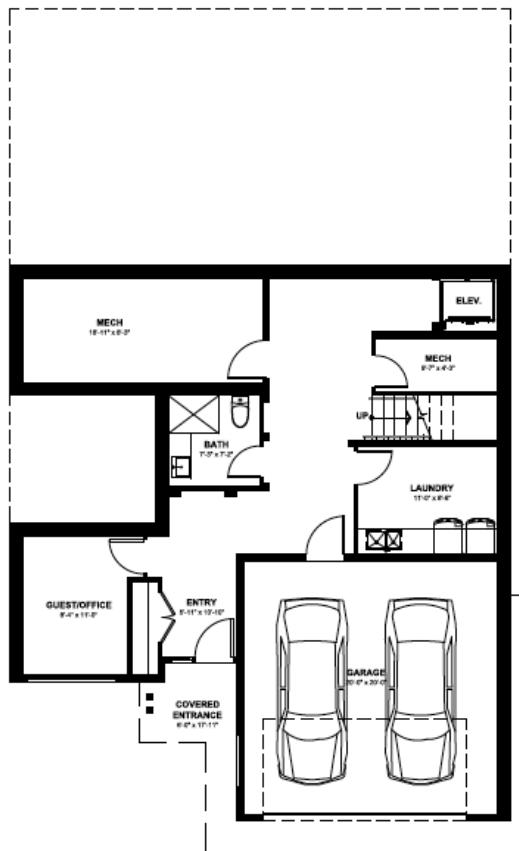


**LEVEL 3 1,323 SQ. FT.**



## HOME SITE 25

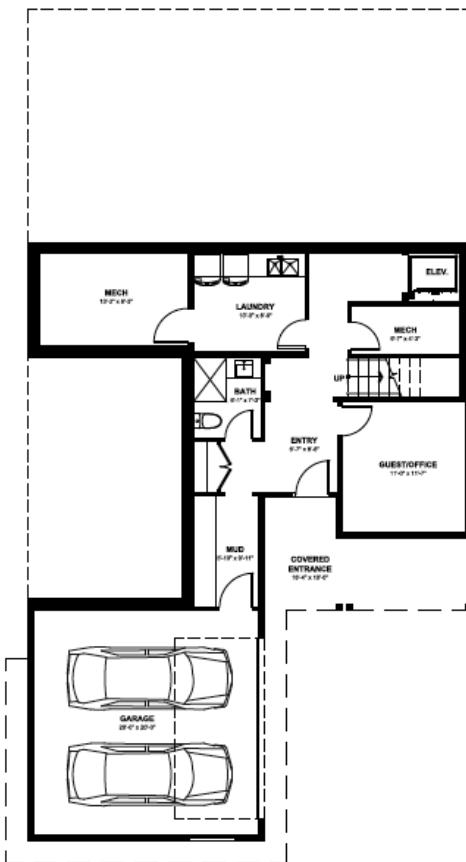
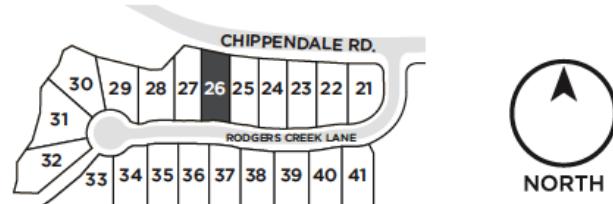
Home Site Area: 7,136 sq. ft.  
Habitable Area: 3,535 sq. ft. (excluding garage)  
Terrace Area: 443 sq. ft.



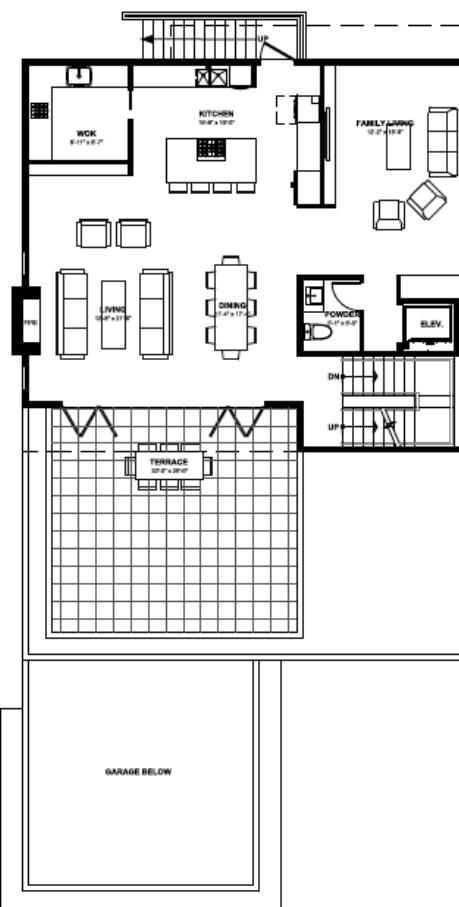


## HOME SITE 26

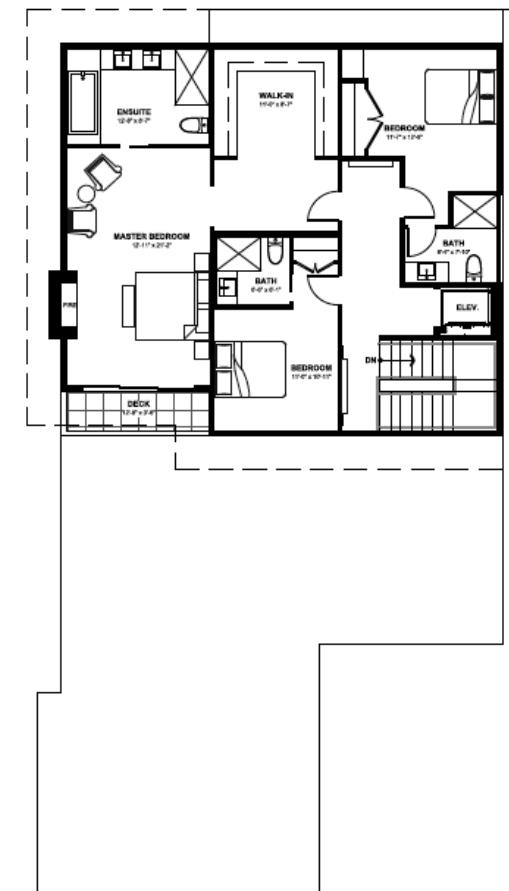
Home Site Area: 7,093 sq. ft.  
Habitable Area: 3,460 sq. ft. (excluding garage)  
Terrace Area: 483 sq. ft.



**LEVEL 1** 843 SQ. FT.



**LEVEL 2** 1,286 SQ. FT.

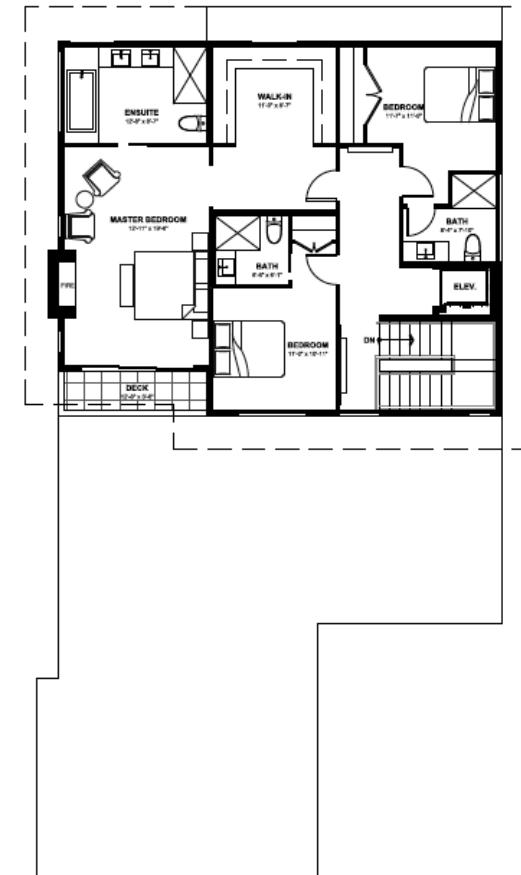
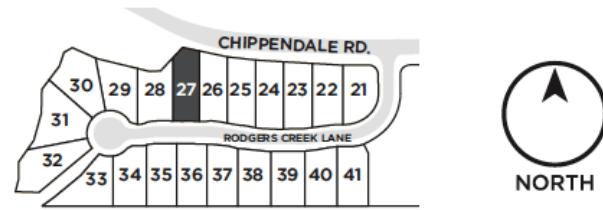
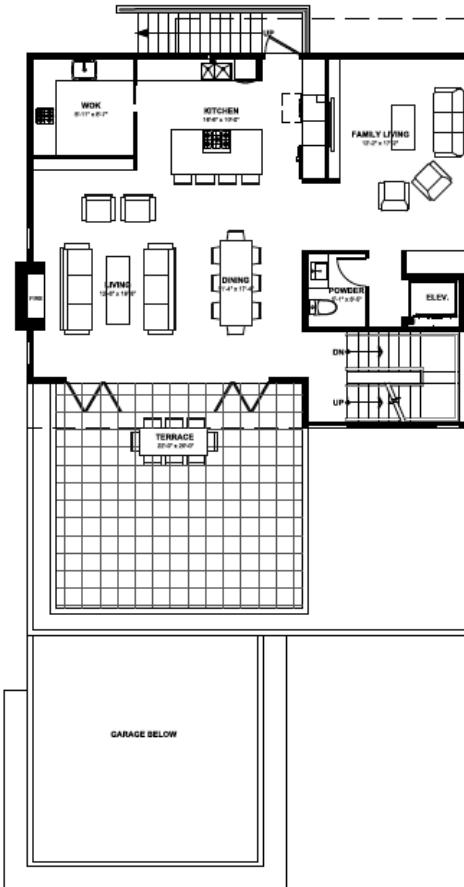
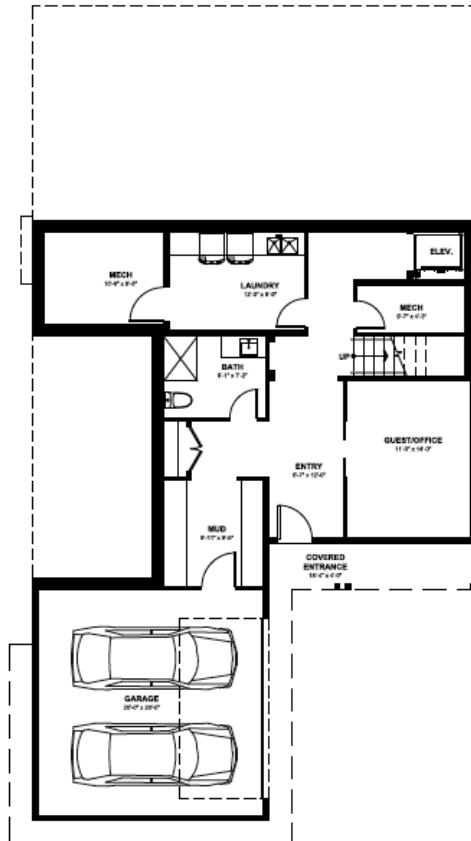


**LEVEL 3** 1,331 SQ. FT.



## HOME SITE 27

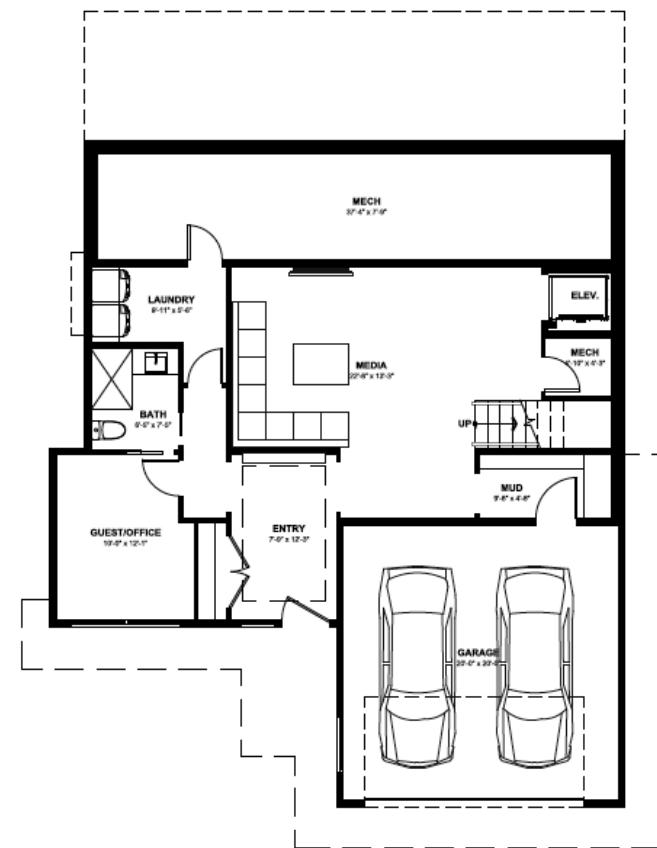
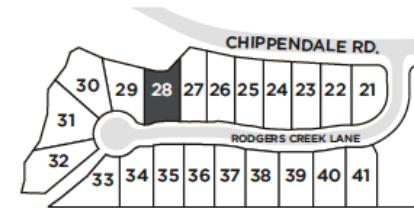
Home Site Area: 7,147 sq. ft.  
 Habitable Area: 3,459 sq. ft. (excluding garage)  
 Terrace Area: 483 sq. ft.



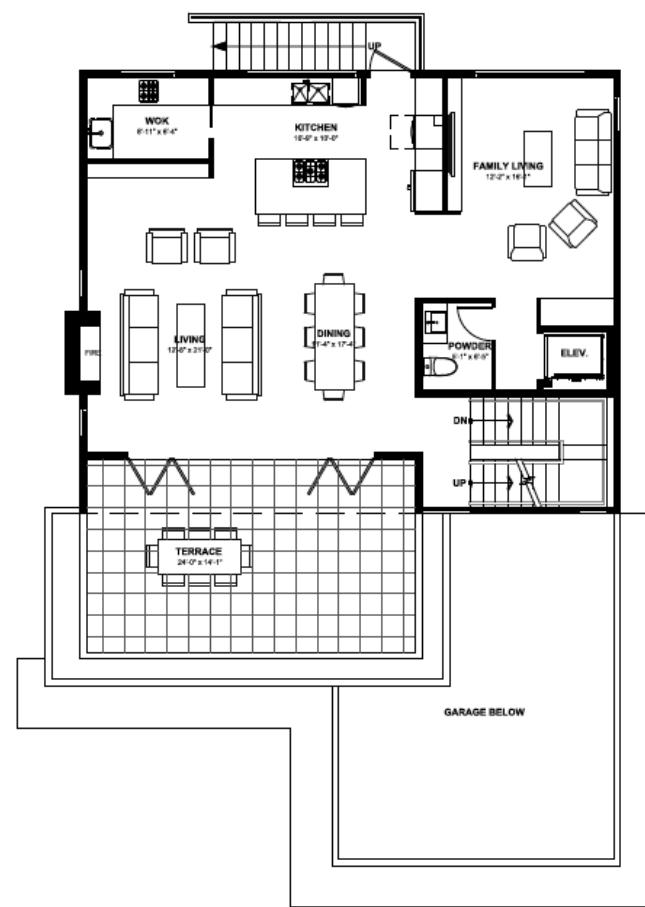


## HOME SITE 28

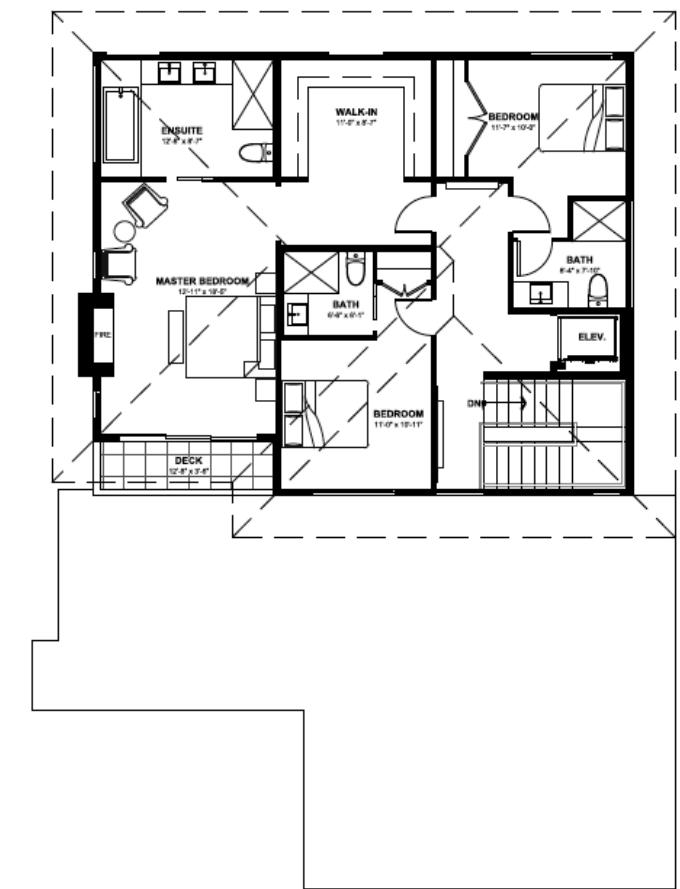
Home Site Area: 7,169 sq. ft.  
 Habitable Area: 3,669 sq. ft. (excluding garage)  
 Terrace Area: 382 sq. ft.



**LEVEL 1 1,264 SQ. FT.**



**LEVEL 2 1,180 SQ. FT.**

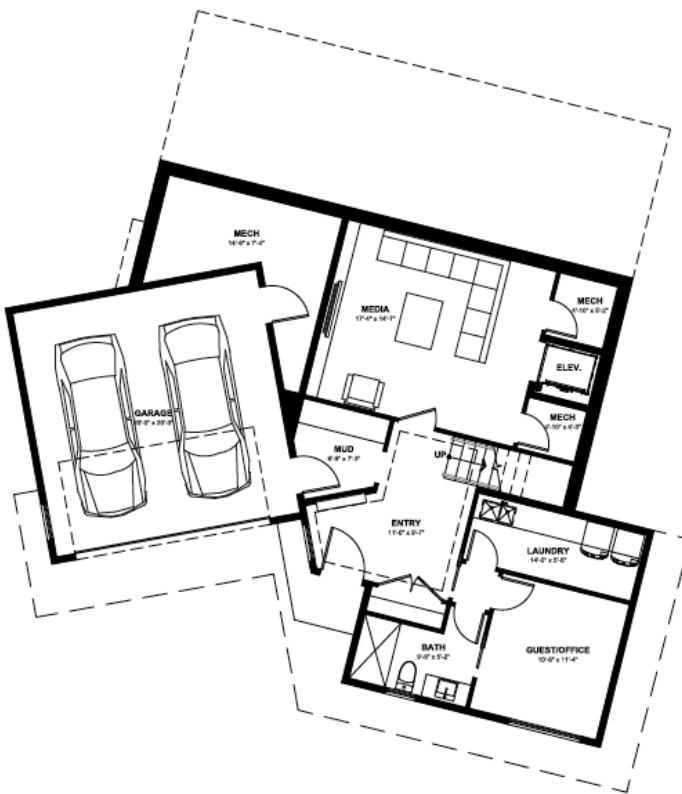
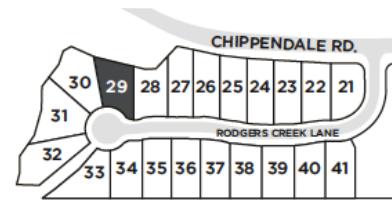


**LEVEL 3 1,225 SQ. FT.**

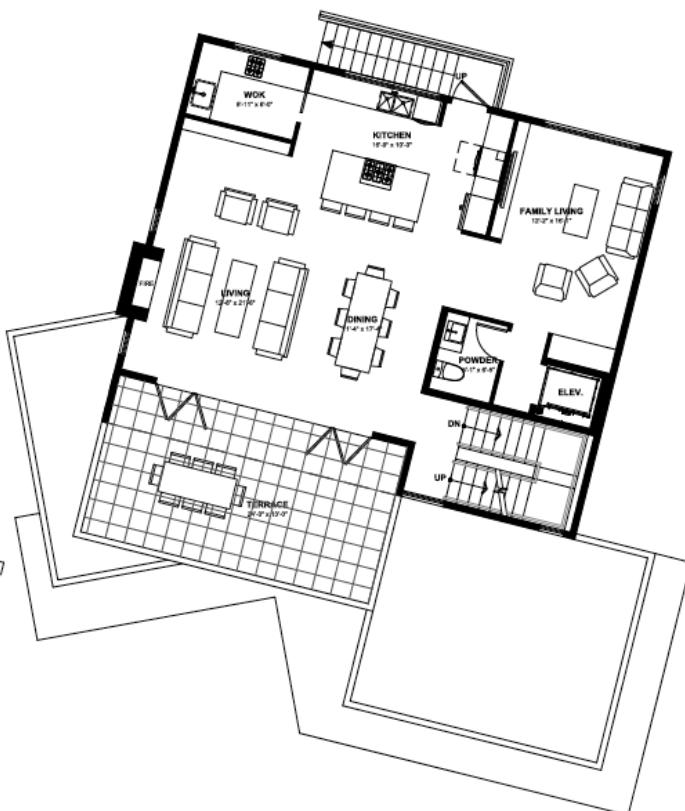


## HOME SITE 29

Home Site Area: 7,083 sq. ft.  
 Habitable Area: 3,472 sq. ft. (excluding garage)  
 Terrace Area: 357 sq. ft.



**LEVEL 1** 1,067 SQ. FT.



**LEVEL 2** 1,180 SQ. FT.

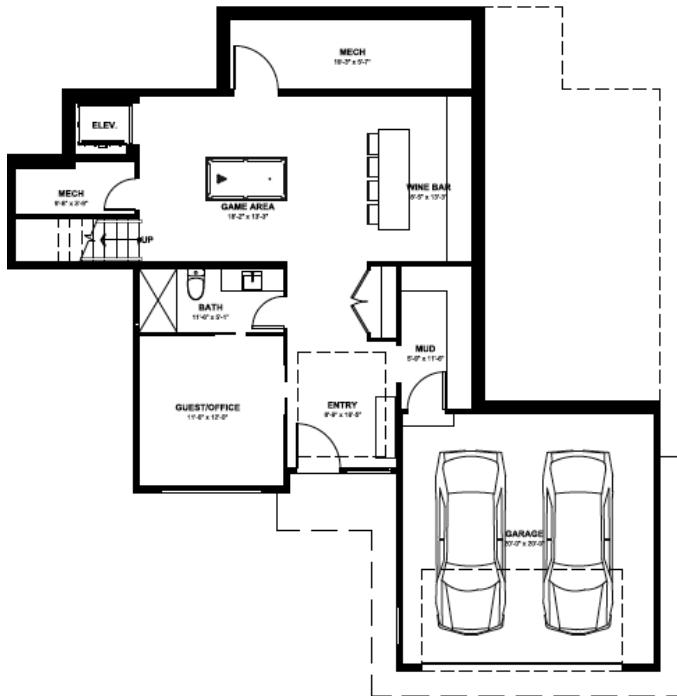
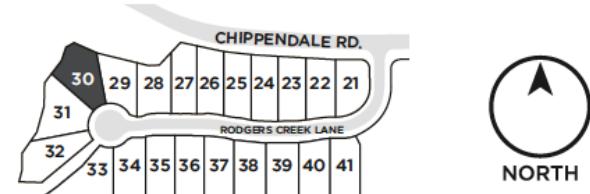


**LEVEL 3** 1,225 SQ. FT.

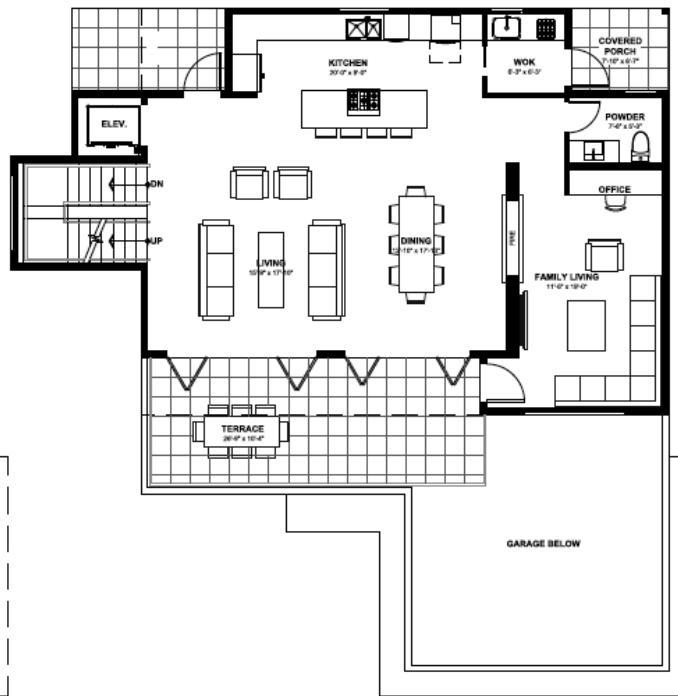


## HOME SITE 30

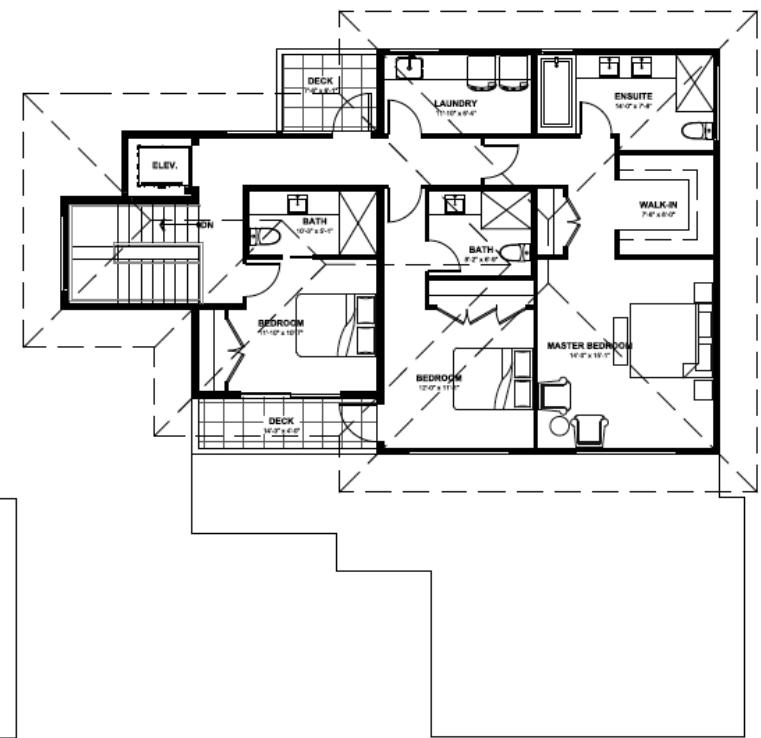
Home Site Area: 8,547 sq. ft.  
 Habitable Area: 3,689 sq. ft. (excluding garage)  
 Terrace Area: 415 sq. ft.



**LEVEL 1** 1,107 SQ. FT.



**LEVEL 2** 1,264 SQ. FT.

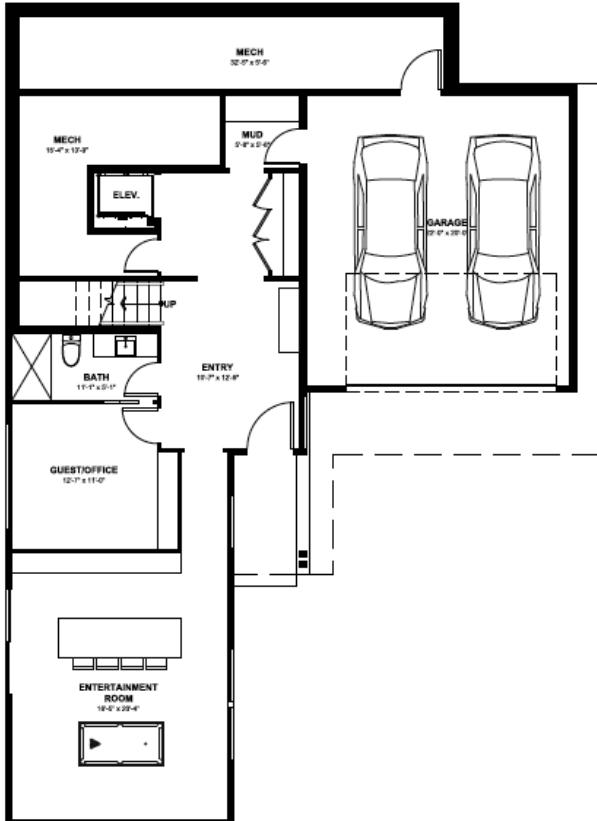
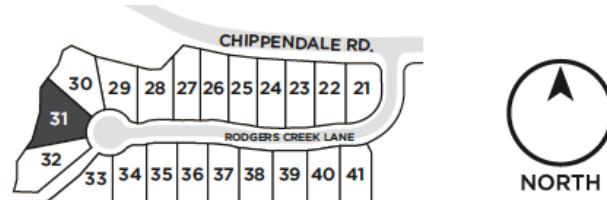


**LEVEL 3** 1,318 SQ. FT.

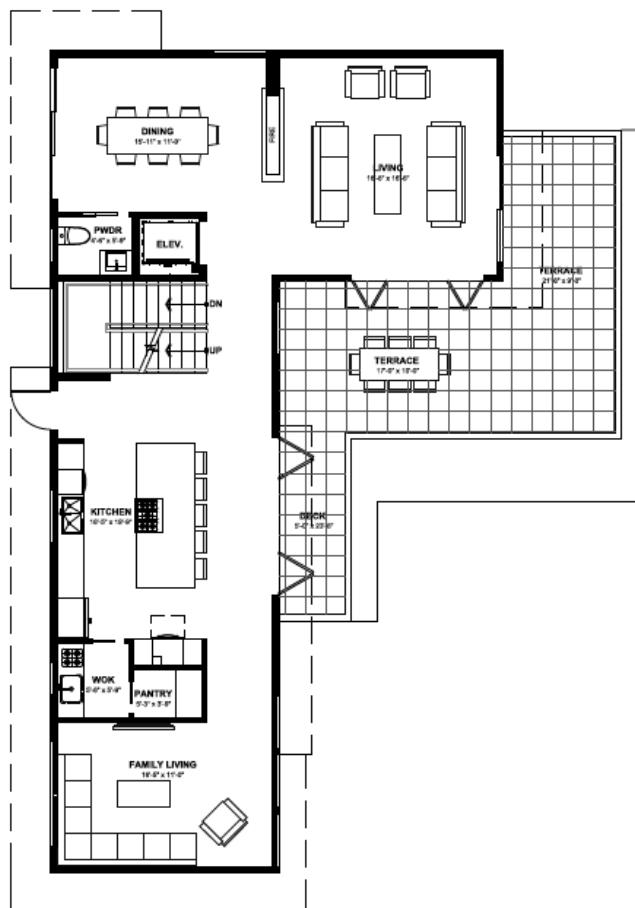


## HOME SITE 31

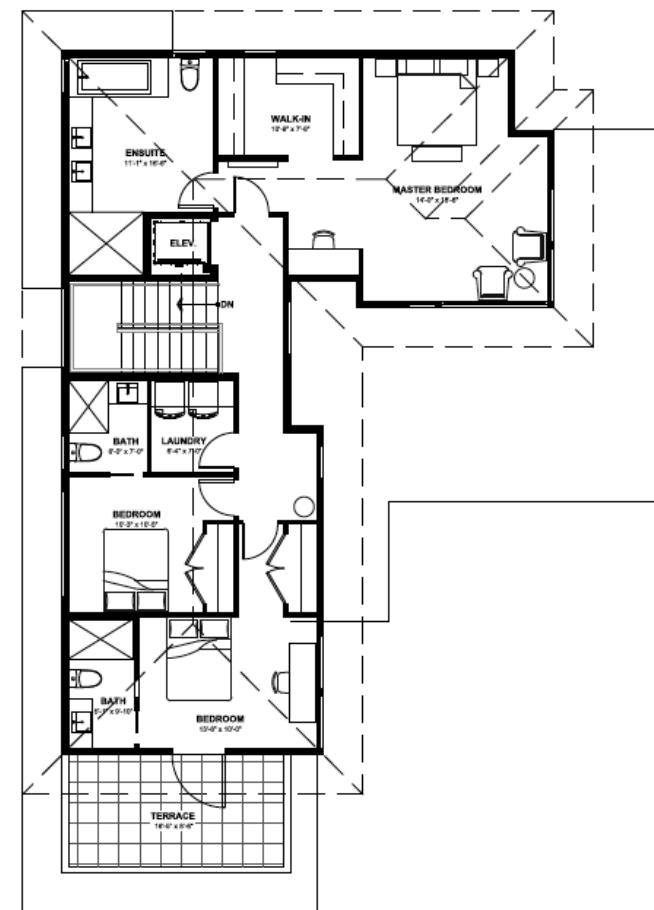
Home Site Area: 9,139 sq. ft.  
Habitable Area: 4,118 sq. ft. (excluding garage)  
Terrace Area: 595 sq. ft.



**LEVEL 1** 1,383 SQ. FT.



**LEVEL 2** 1,382 SQ. FT.

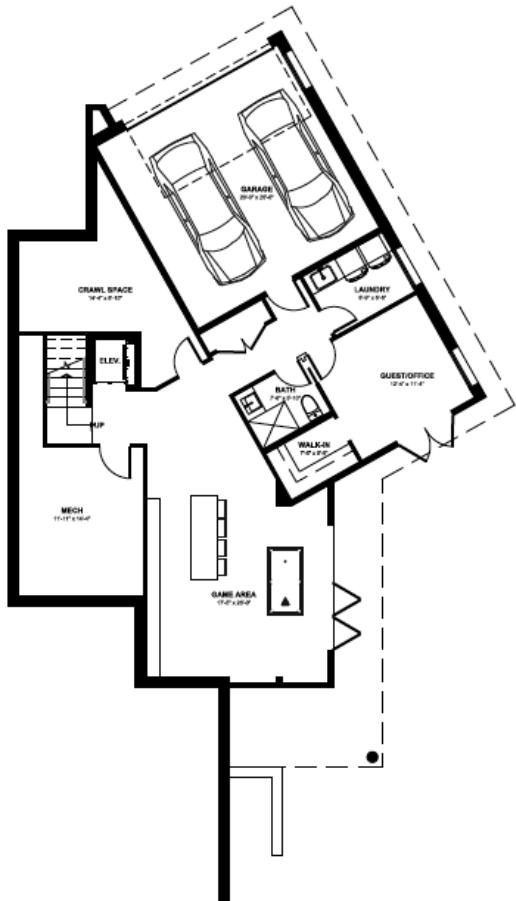
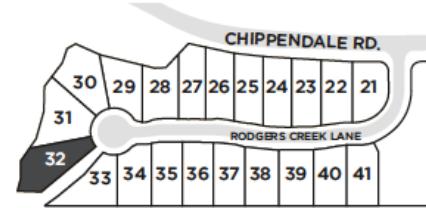


**LEVEL 3** 1,353 SQ. FT.

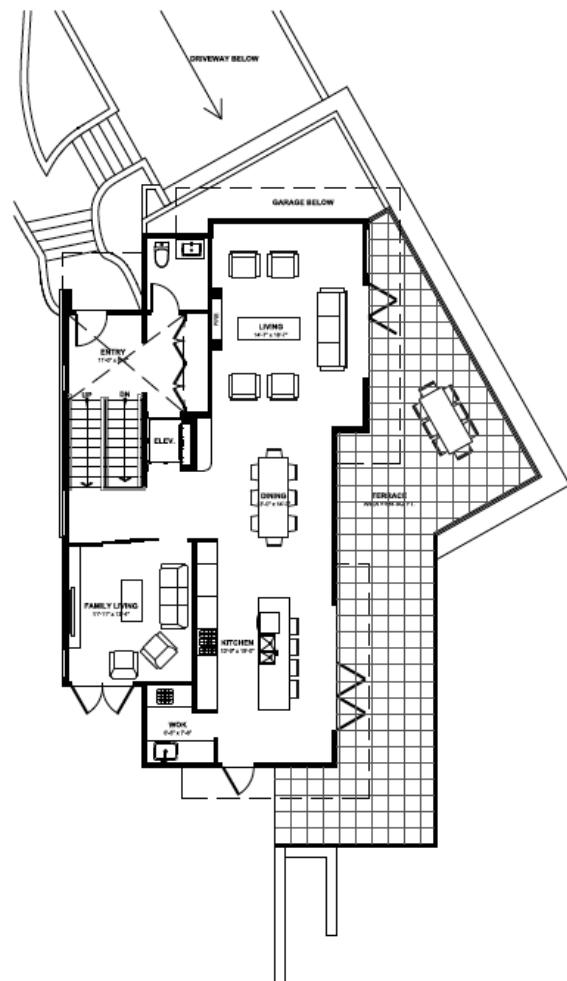


## HOME SITE 32

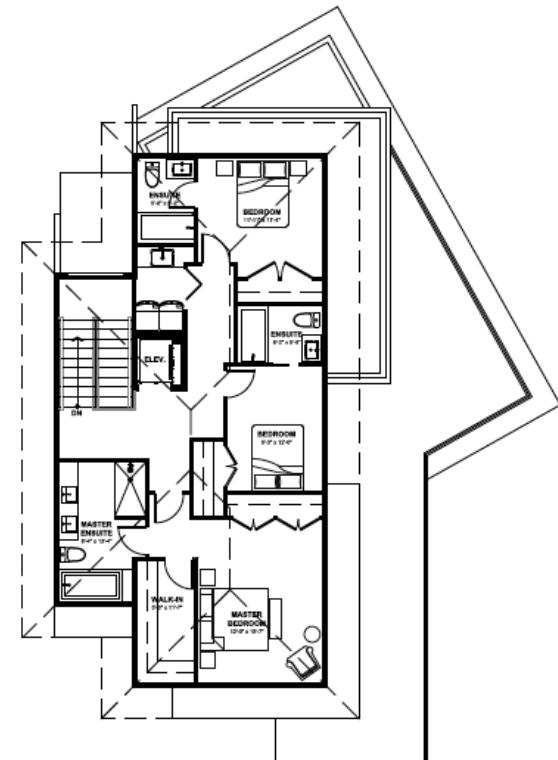
Home Site Area: 8,503 sq. ft.  
 Habitable Area: 3,907 sq. ft. (excluding garage)  
 Terrace Area: 634 sq. ft.



**LEVEL 1** 1,407 SQ. FT.



**LEVEL 2** 1,305 SQ. FT.

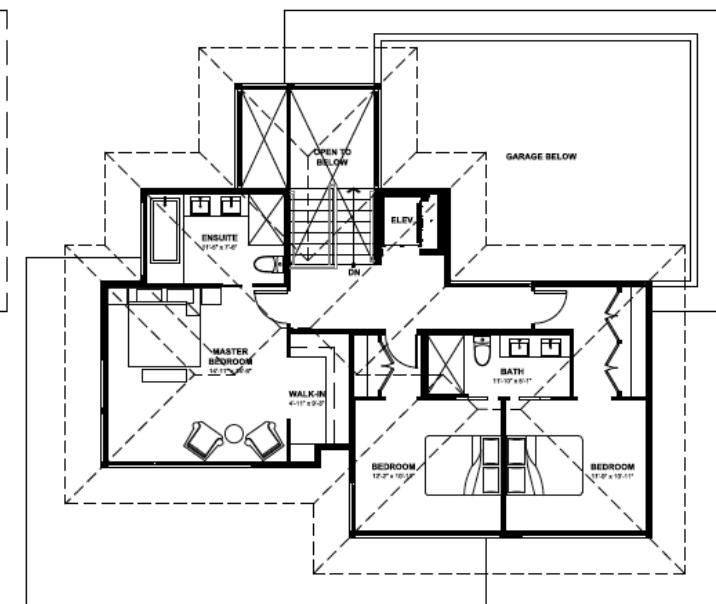
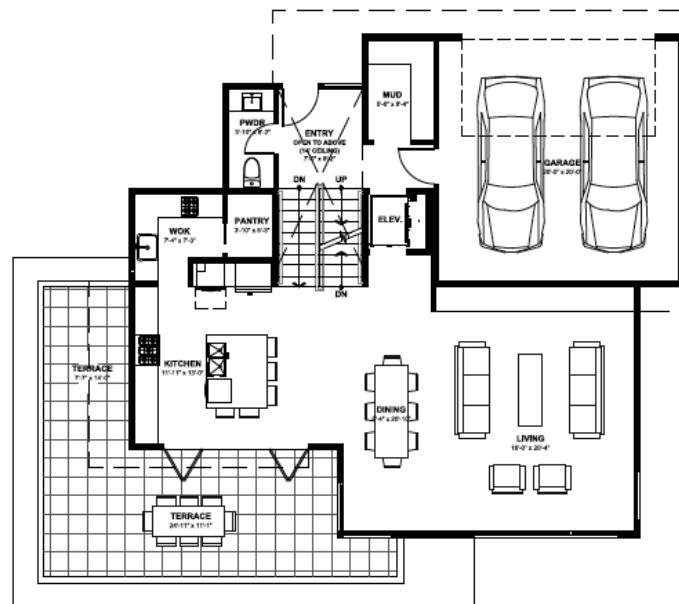
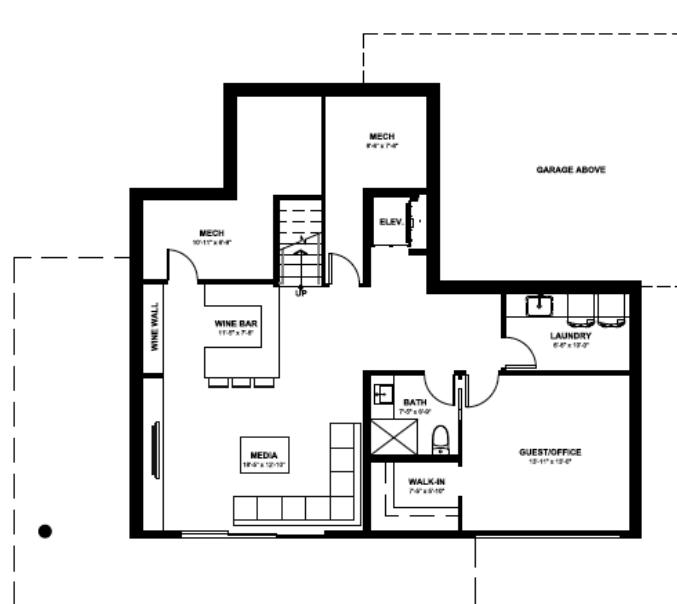
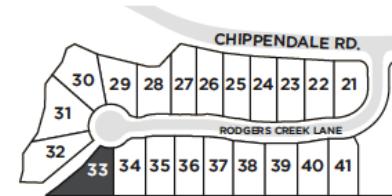


**LEVEL 3** 1,195 SQ. FT.



## HOME SITE 33

Home Site Area: 7,653 sq. ft.  
Habitable Area: 3,406 sq. ft. (excluding garage)  
Terrace Area: 371 sq. ft.



**LEVEL 1    1,259 SQ. FT.**

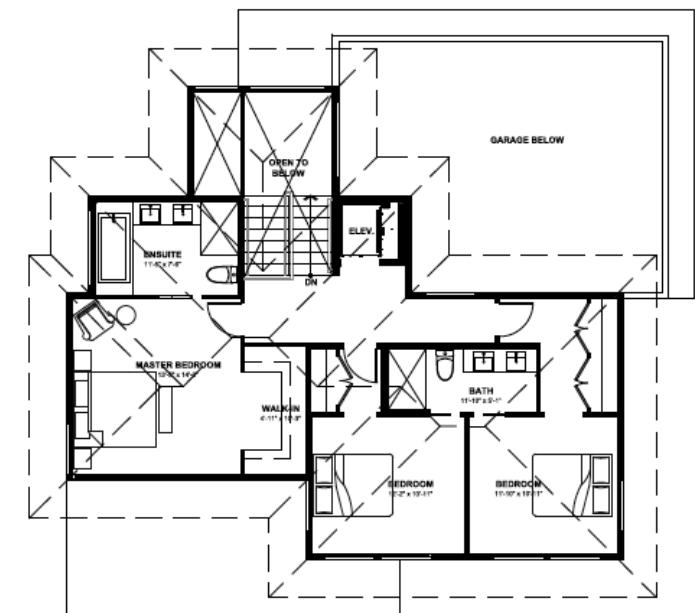
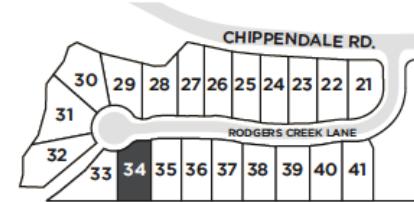
**LEVEL 2    1,140 SQ. FT.**

**LEVEL 3    1,007 SQ. FT.**



## HOME SITE 34

Home Site Area: 7,040 sq. ft.  
Habitable Area: 3,513 sq. ft. (excluding garage)  
Terrace Area: 178 sq. ft.



**LEVEL 1    1,374 SQ. FT.**

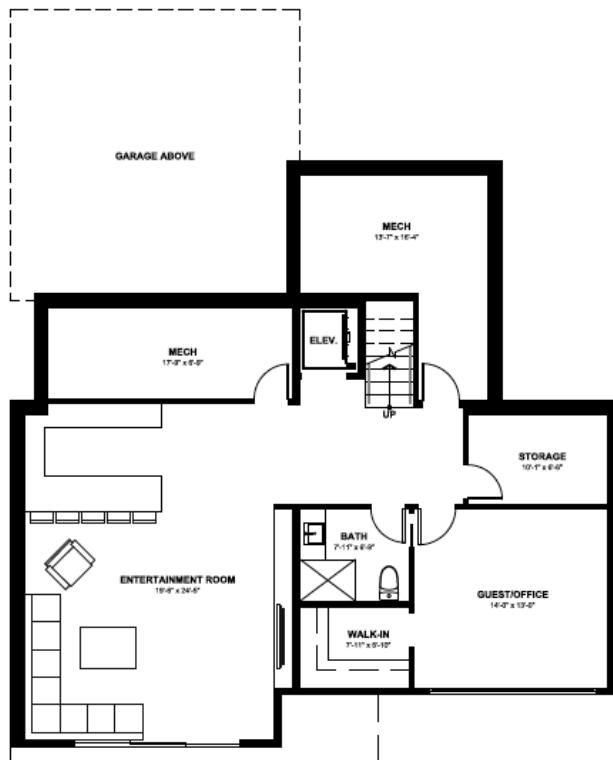
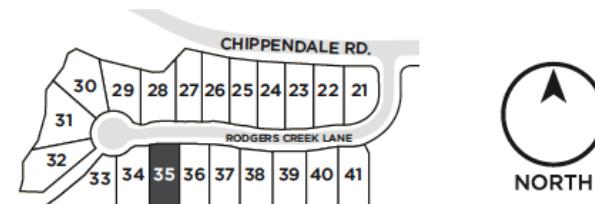
**LEVEL 2    1,160 SQ. FT.**

**LEVEL 3    979 SQ. FT.**

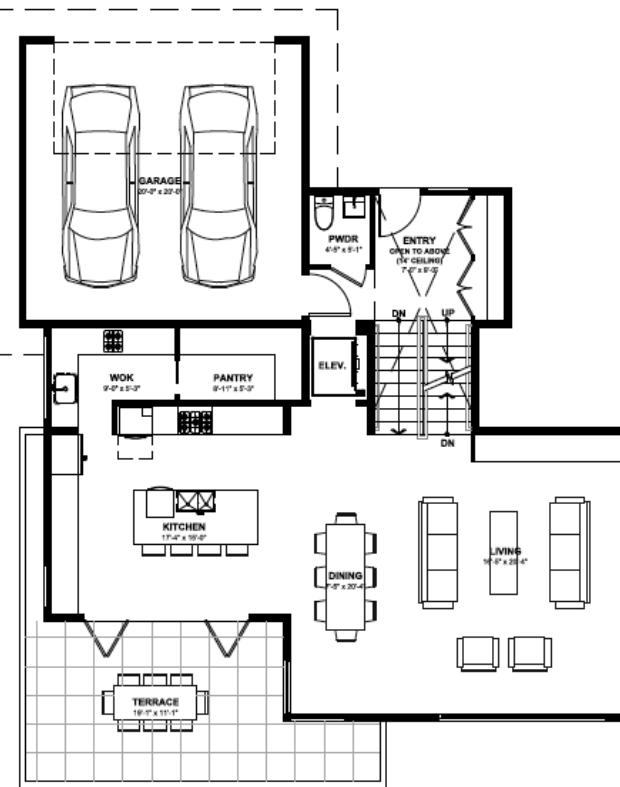


## HOME SITE 35

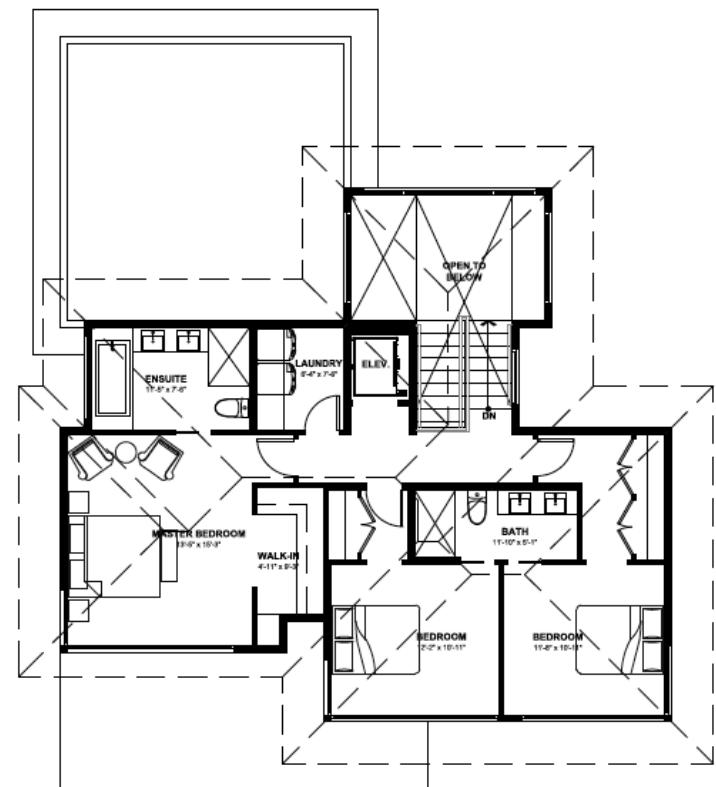
Home Site Area: 7,126 sq. ft.  
Habitable Area: 3,609 sq. ft. (excluding garage)  
Terrace Area: 178 sq. ft.



**LEVEL 1 1,427 SQ. FT.**



**LEVEL 2 1,152 SQ. FT.**



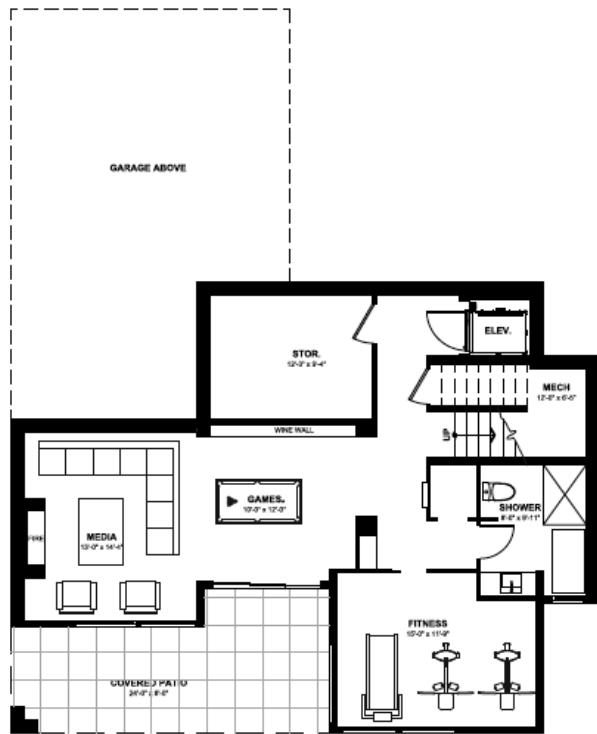
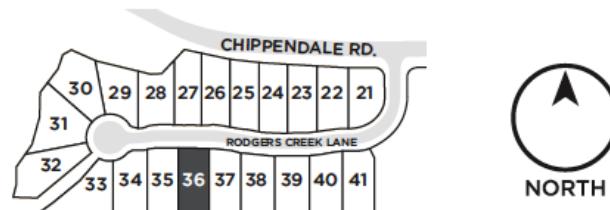
**LEVEL 3 1,030 SQ. FT.**

The developer reserves the right to make modifications and changes to the information contained herein. Dimensions, sizes, areas, specifications, layouts and materials are approximate only and are subject to change. E&OE.

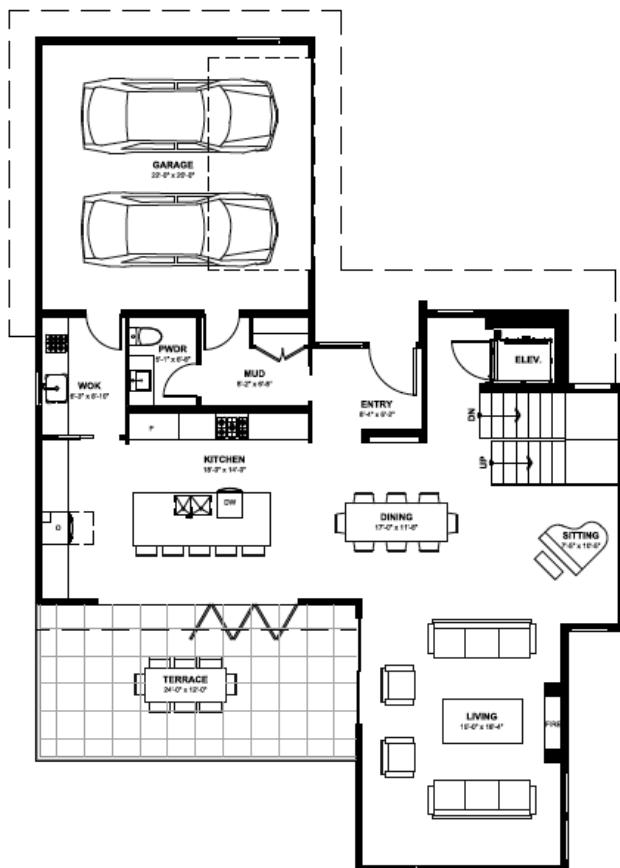


## HOME SITE 36

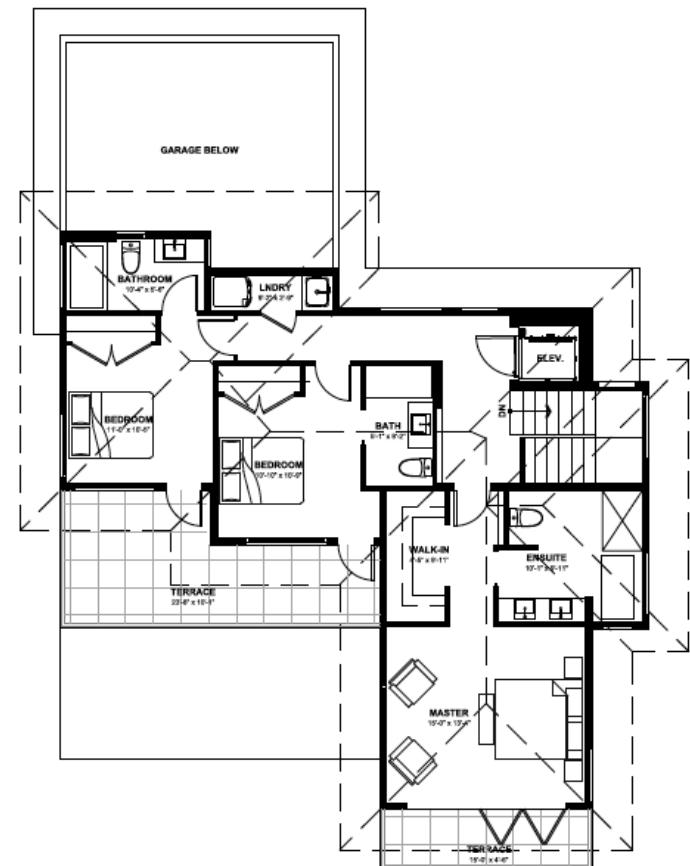
Home Site Area: 7,158 sq. ft.  
Habitable Area: 3,491 sq. ft. (excluding garage)  
Terrace Area: 521 sq. ft.



**LEVEL 1 1,074 SQ. FT.**



**LEVEL 2 1,259 SQ. FT.**

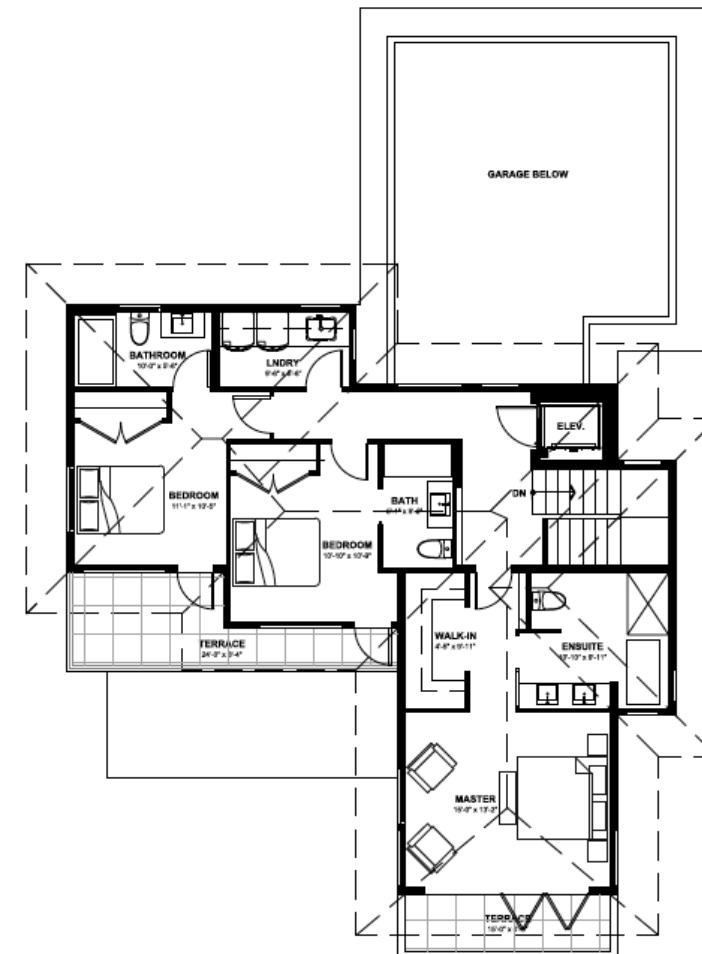
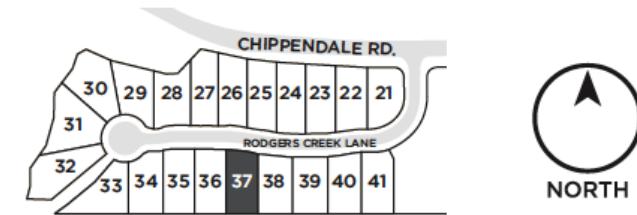
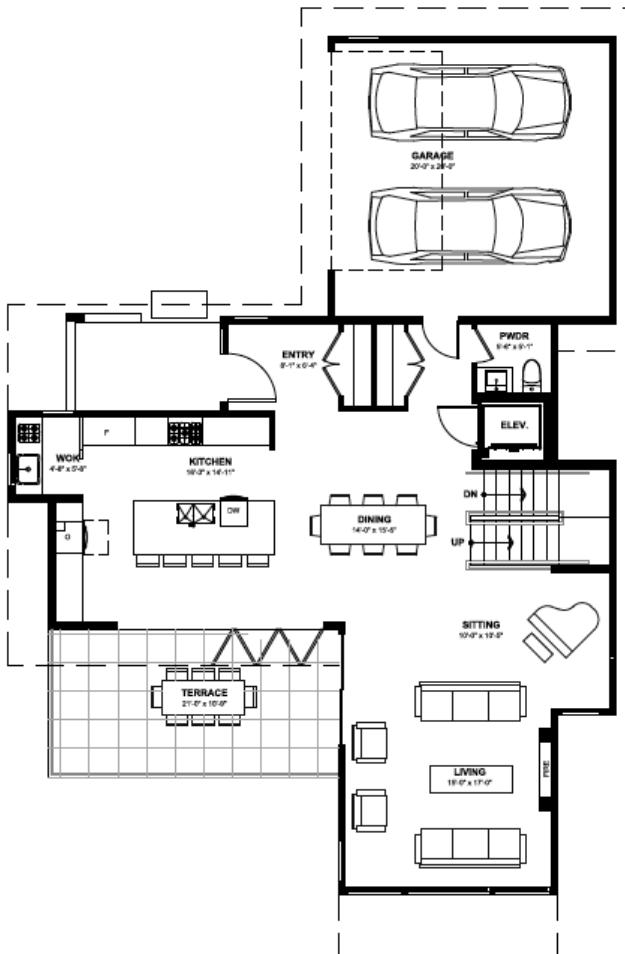
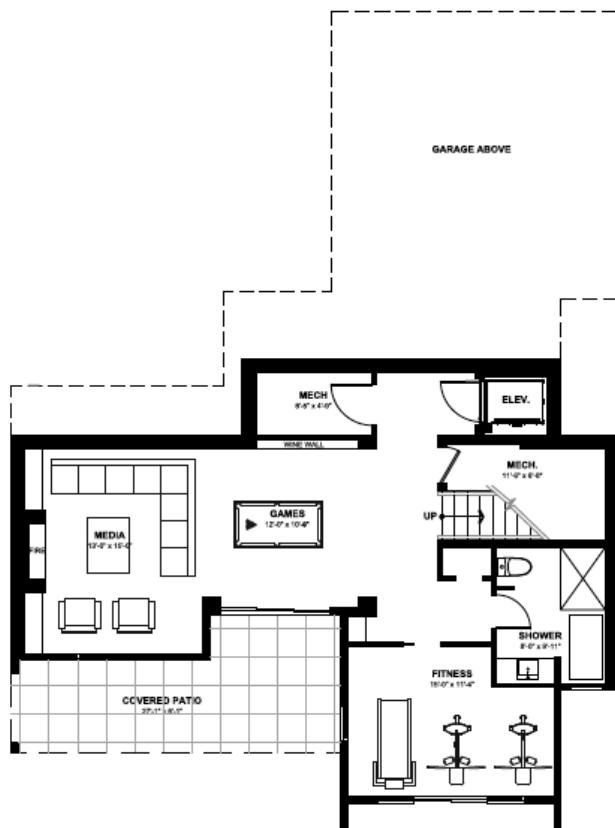


**LEVEL 3 1,158 SQ. FT.**



## HOME SITE 37

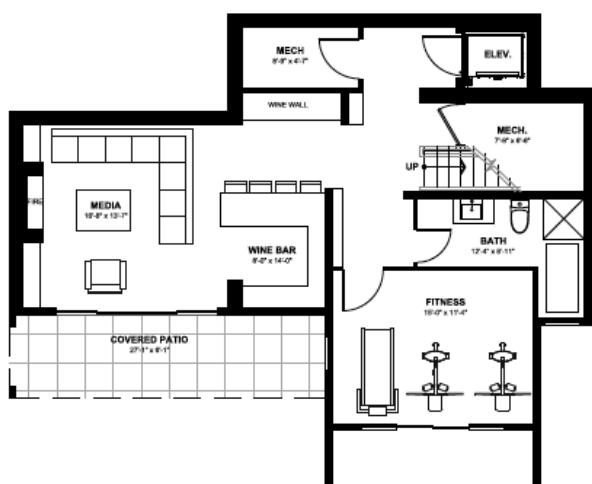
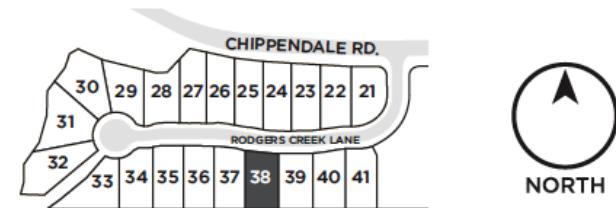
Home Site Area: 6,986 sq. ft.  
 Habitable Area: 3,334 sq. ft. (excluding garage)  
 Terrace Area: 391 sq. ft.



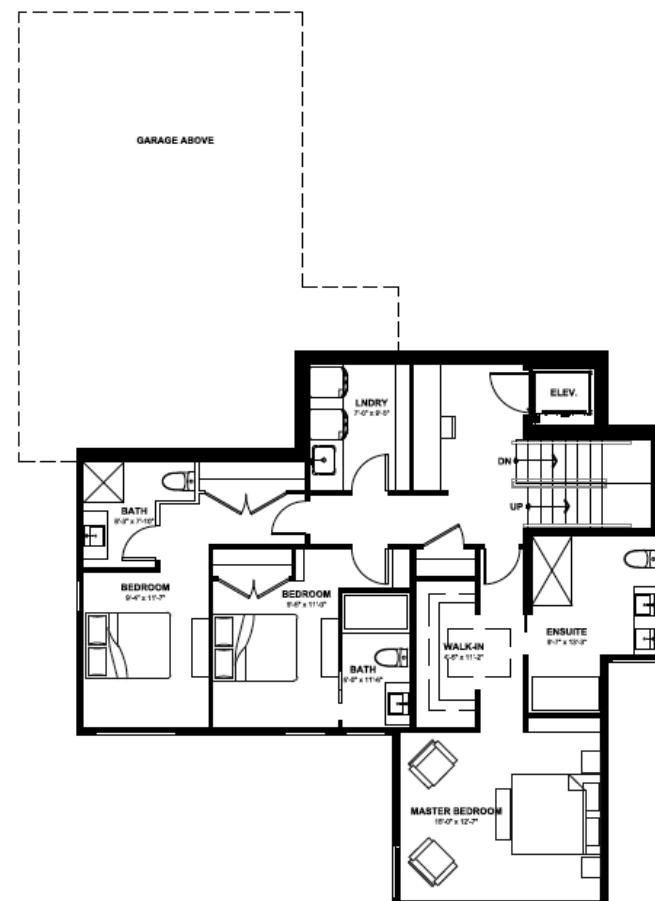


## HOME SITE 38

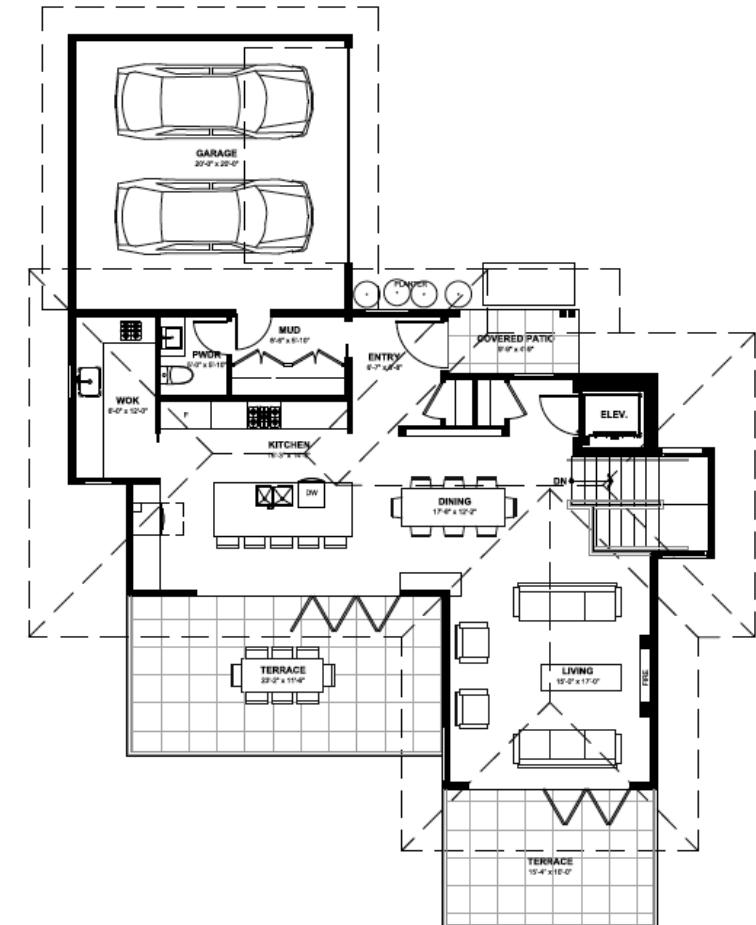
Home Site Area: 7,007 sq. ft.  
Habitable Area: 3,342 sq. ft. (excluding garage)  
Terrace Area: 422 sq. ft.



**LEVEL 1 977 SQ. FT.**



**LEVEL 2 1,287 SQ. FT.**

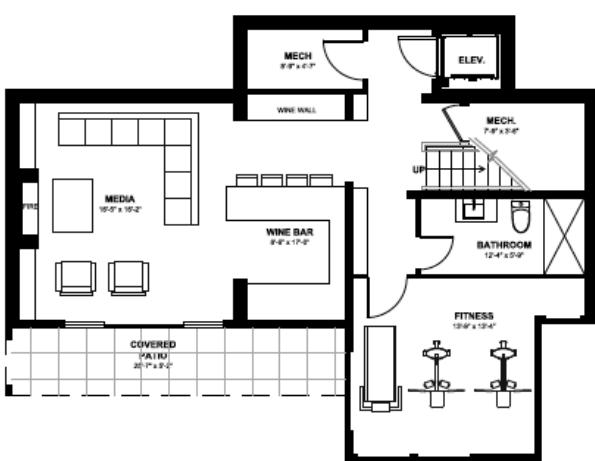


**LEVEL 3 1,078 SQ. FT.**

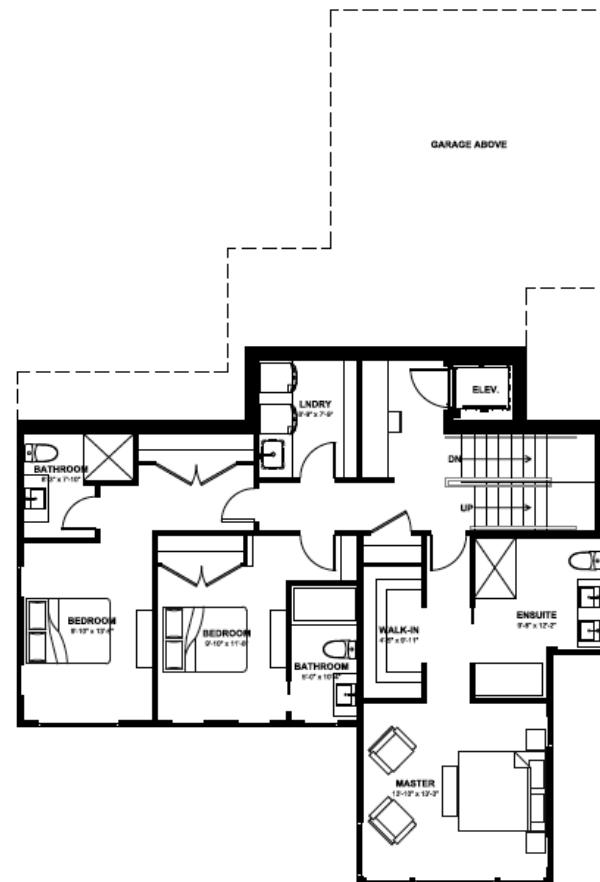


## HOME SITE 39

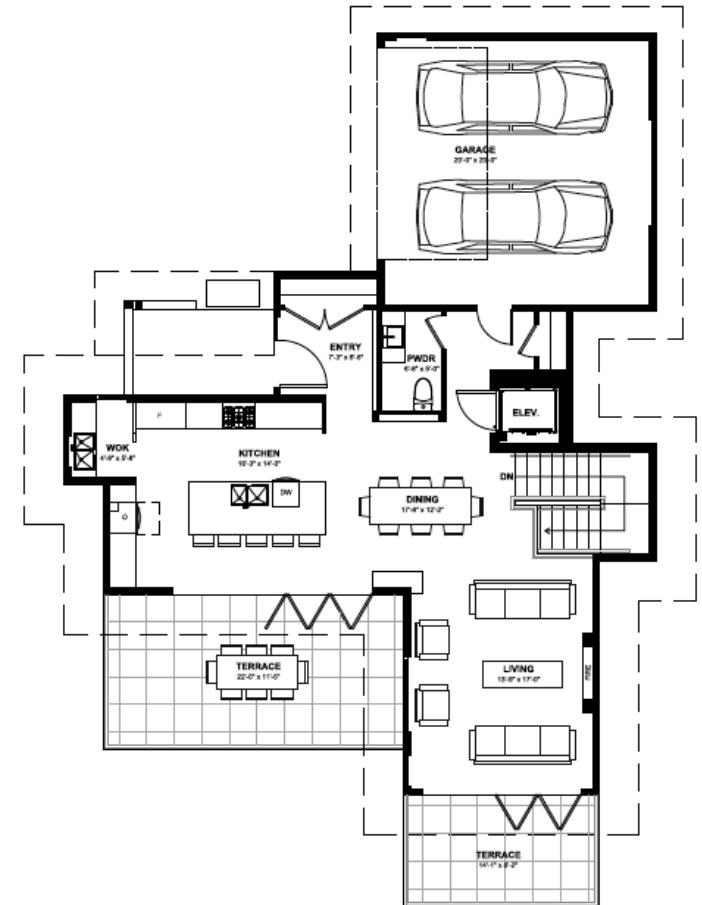
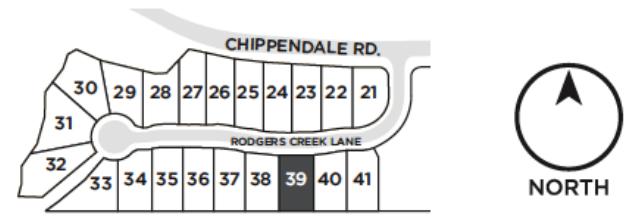
Home Site Area: 7,061 sq. ft.  
Habitable Area: 3,367 sq. ft. (excluding garage)  
Terrace Area: 369 sq. ft.



**LEVEL 1    1,066 SQ. FT.**



**LEVEL 2    1,300 SQ. FT.**



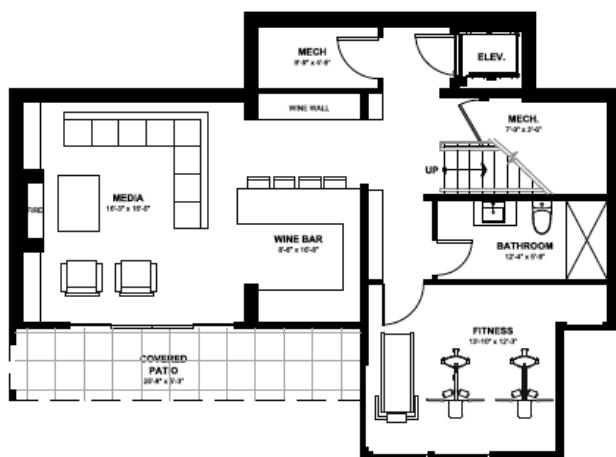
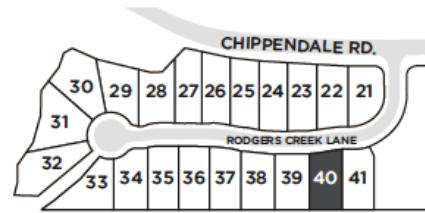
**LEVEL 3    1,001 SQ. FT.**

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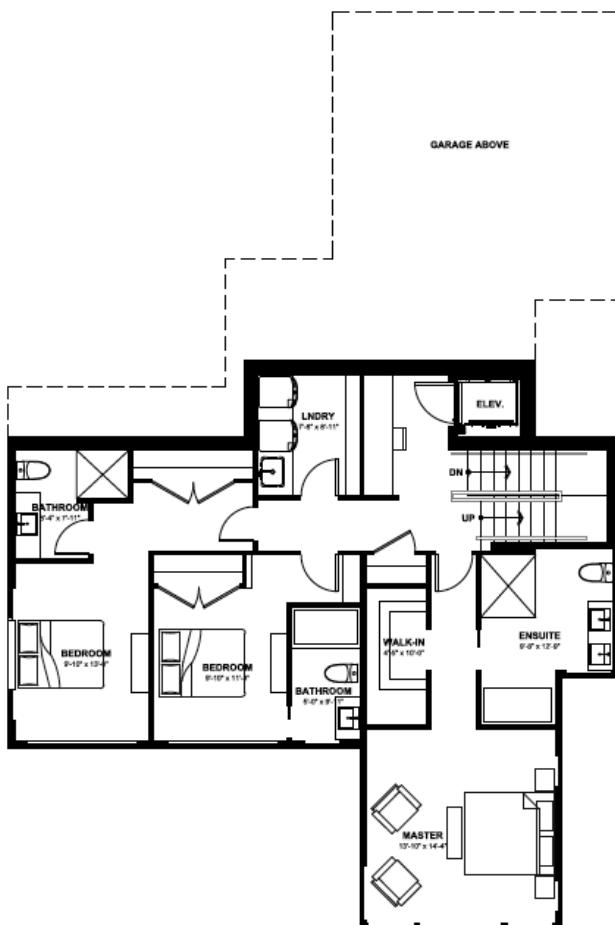


## HOME SITE 40

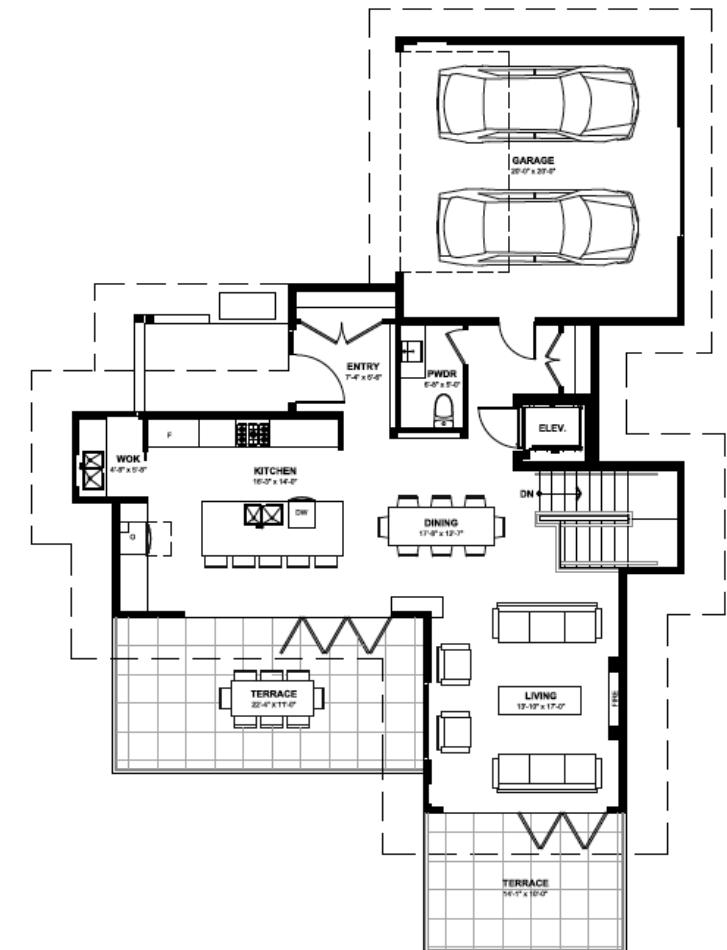
Home Site Area: 6,975 sq. ft.  
Habitable Area: 3,336 sq. ft. (excluding garage)  
Terrace Area: 386 sq. ft.



**LEVEL 1 1,046 SQ. FT.**



**LEVEL 2 1,305 SQ. FT.**

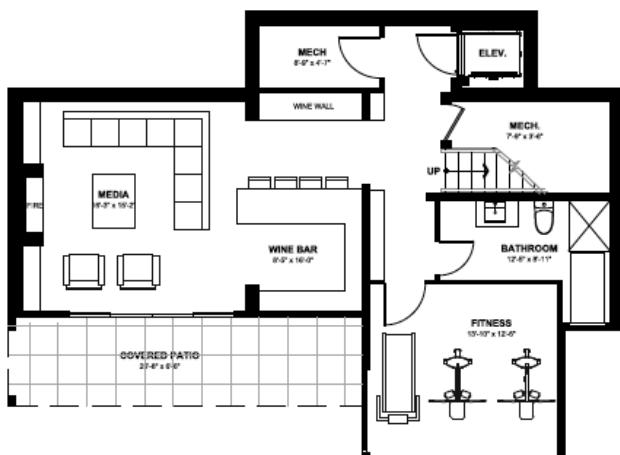


**LEVEL 3 985 SQ. FT.**

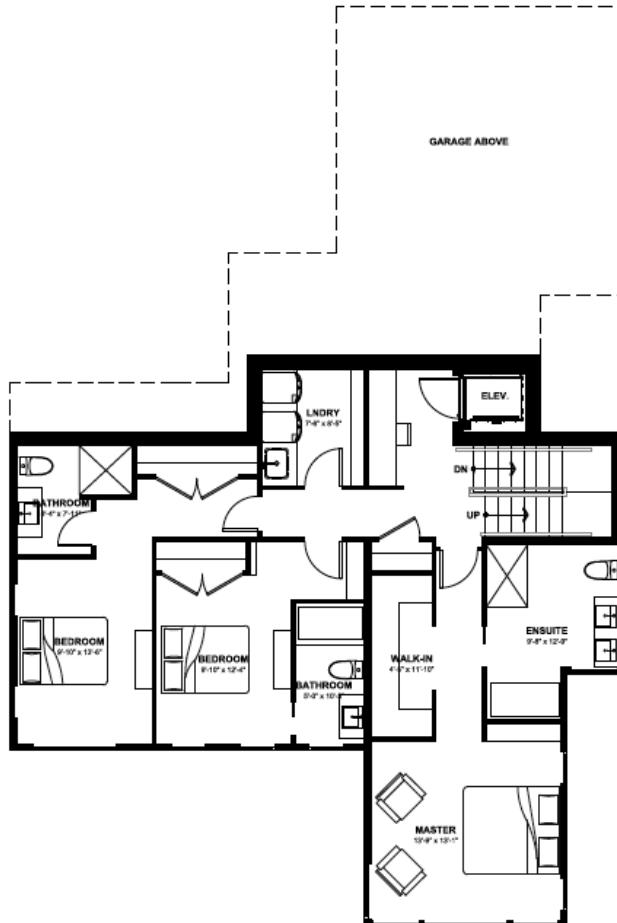


## HOME SITE 41

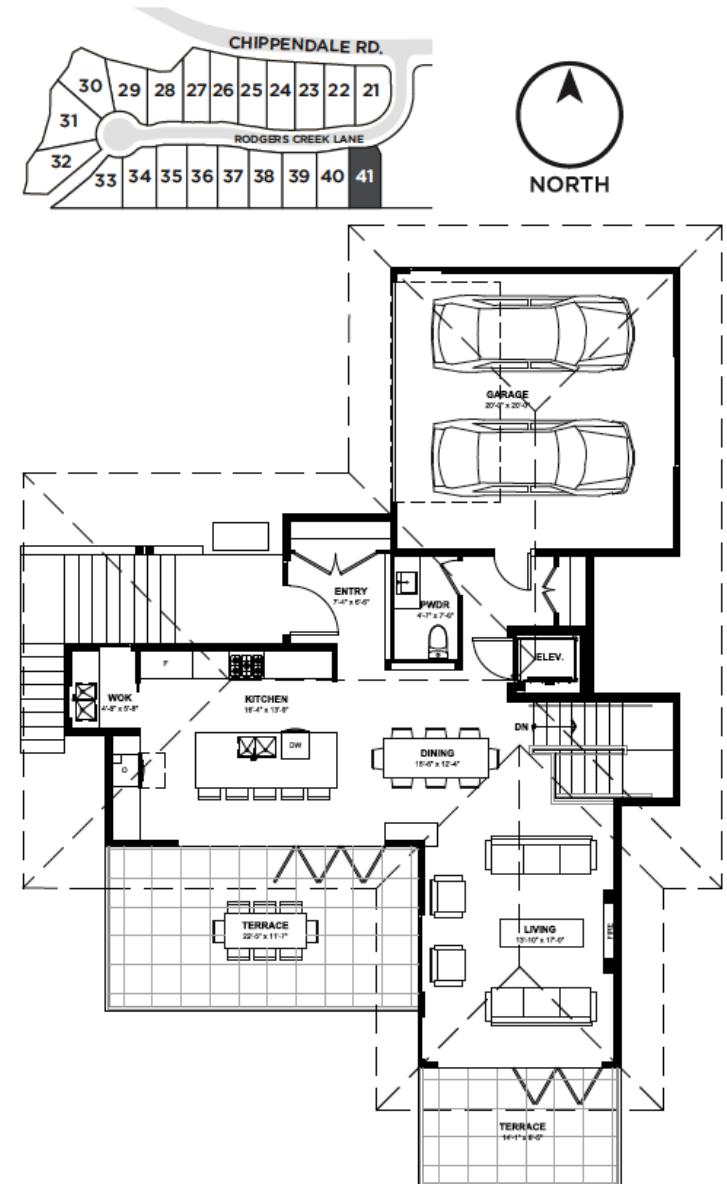
Home Site Area: 6,997 sq. ft.  
Habitable Area: 3,339 sq. ft. (excluding garage)  
Terrace Area: 378 sq. ft.



**LEVEL 1    1,021 SQ. FT.**



**LEVEL 2    1,315 SQ. FT.**



**LEVEL 3    1,003 SQ. FT.**

# Special Features & Specifications

Each home is designed by our team of award winning architects and interior designers to take full advantage of the views. Homes can be customized to meet your requirements.

## FOYER:

- Natural stone tile flooring with in-floor heating
- Wood entry door
- Entry closet

## LIVING AND DINING:

- Wide plank hardwood flooring
- Gas fireplace

## KITCHEN:

- Wide plank hardwood flooring
- Quartzite stone slab countertops and backsplash (or equivalent quality/material)
- Hardwood cabinet doors
- Accent lighting under upper cabinets
- Blanco under mount stainless steel sinks (or equivalent quality/material/brand)
- Blanco faucet with pull-down vegetable spray (or equivalent quality/material/brand)
- 3/4 horsepower waste disposal unit
- Miele stainless steel hood fan
- Miele refrigerator/freezer
- Miele stainless steel cooktop
- Miele single wall oven
- Miele dishwasher
- Miele microwave
- Miele warming drawer
- Built-in recycling station

## SPICE KITCHEN:

- Porcelain tile flooring
- Quartzite stone slab countertops and backsplash (or equivalent quality/material)
- Hardwood cabinet doors
- Stainless steel sink with single lever faucet
- Stainless steel hoodfan and cooktop

## MASTER BEDROOM:

- Wide plank hardwood flooring
- Walk-in closet with custom closet organizer

## MASTER ENSUITE:

- Tile floors with in-floor heating
- Tile shower walls and bench
- Quartzite stone slab vanity countertop (or equivalent quality/material)
- Hardwood cabinet doors
- Enclosed, frameless glass paneled shower stall
- Grohe handheld shower and rain shower (or equivalent quality/material/brand)
- Grohe wideset vanity faucets (or equivalent quality/material/brand)
- Duravit or Kohler under counter lavatory basins
- Modern bathtub with Grohe tub filler and handheld shower (or equivalent quality/material/brand)
- Duravit one-piece dual flush toilet (or equivalent quality/material/brand)

## BEDROOMS:

- Wide plank hardwood flooring
- Closets with organizers and lighting

## POWDER:

- Natural stone tile floors
- Quartzite stone slab vanity countertop (or equivalent quality/material)
- Hardwood cabinet doors
- Grohe wideset faucet (or equivalent quality/material/brand)
- Duravit or Kohler under counter lavatory basin
- Duravit one-piece dual flush toilet (or equivalent quality/material/brand)

## SECONDARY BATHROOMS:

- Porcelain tile floors
- Quartzite stone slab vanity countertop (or equivalent quality/material)
- Hardwood cabinet doors
- Enclosed, frameless glass paneled shower stall
- Grohe handheld shower and shower trims (or equivalent quality/material/brand)
- Grohe single lever faucet (or equivalent quality/material/brand)
- Duravit or Kohler under counter lavatory basin
- Duravit one-piece dual flush toilet (or equivalent quality/material/brand)

## RECREATION:

- Wide plank hardwood flooring
- Gas Fireplace (Optional)

## LAUNDRY:

- Porcelain flooring
- Ceramic tile backsplash
- Quartzite stone slab vanity countertop (or equivalent quality/material)
- Laminate cabinet drawers and doors
- Stainless steel sink with single lever faucet
- Samsung front loading washer and dryer (or equivalent quality/material/brand)

#### **OUTDOOR LIVING:**

- Decks with low maintenance porcelain pavers and glass guards
- Terraces with low maintenance concrete pavers
- Gas barbecue connection
- Decorative outdoor lighting

#### **SUSTAINABILITY:**

- Built to “Build Green Silver” and exceeds EnerGuide 77 standards or better, for environmental sustainability
- High efficiency HRV, Furnace, Boiler, Hot watertank and central air-conditioning system
- LED recessed pot lights throughout
- Low E, UV reducing glass and high quality, high efficiency windows
- In-home real time energy meter
- “Solar hot water ready” conduits
- “Electric car charging ready” conduits in the garage

#### **SPECIAL FEATURES:**

- Central vacuum system
- Solid core interior passage doors
- Smooth finished, painted interior ceilings and walls
- Stairwell handrails with in-wall step lights
- Screwless light switches and receptacles
- Durable epoxy flooring in garage
- Conveniently located hose bibs on patio/terraces
- Lift cab to match interior design

#### **SAFETY AND SECURITY:**

- Automatic fire suppression sprinkler system with alarm pre-wiring
- Heat and smoke detectors with alarm
- Security system installed to all operable door and window openings and strategically placed motion sensors (does not include monitoring)

#### **LANDSCAPING:**

- Designed by registered landscape architect to meet the Design Guidelines and Development Permit
- Driveway set with paving stones and drainage system
- Retaining walls or berms necessary for site grading
- Trees, shrubs and grass sod to meet Design Guidelines
- Underground automatic irrigation system on timer

#### **CONSTRUCTION QUALITY:**

- Construction using the latest “rain screen” technology
- RCABC approved torch-on deck membranes
- Engineered steel reinforced concrete foundations engineered roof trusses
- High quality custom designed windows with insects screens
- R20 wall insulation (as applicable from plans)
- R40 quality insulation (as applicable from plans)
- Metal-insulated garage doors with remote automatic openers
- Registered HPO builder licensed by Province of British Columbia

#### **WARRANTY:**

The Builder is licensed and warrants the performance of each new home. The HPO Warranty provides:

- 1) First 12 months– The builder will repair or replace any reasonable defect in materials and labor that may occur
- 2) First 24 months – The builder will repair or replace any reasonable defect in materials and labor supplied for the electrical, plumbing, heating, ventilation, and air-conditioning delivery and distribution systems. In addition, coverage for any defect in materials and labor supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home
- 3) 5-year building envelope warranty
- 4) 10-year structural defects warranty
- 5) New home orientation and maintenance instructions
- 6) Warranty is guaranteed by an independent insurer approved by the BC Government

#### **E.&O.E.:**

*The sales agent can explain these features in detail. The Builder reserves the right to change features and specifications to those of equal or better quality due to problems of supply and labor. Each home plan is different and must be referred to for individual specifications which may vary from the above.*