

# FEATURES

R I V E R

+ P I N E

*on the Nicomekl*

## WELCOME HOME

- 3-storey townhomes in a tranquil neighbourhood by the Nicomekl River in South Surrey
- Scandinavian farmhouse design blends rustic, woodsy charm with practical livability
- Soft wood tones reflect the area's natural beauty and create a soothing ambiance
- Hardie Board exterior siding and shakes
- Heritage entry door with inset window panel
- Elegant lighting fixtures at front entry, garage and on patio
- Asphalt shingle roof with a 30-year warranty
- Private patios, balconies and decks
- Tandem or side-by-side parking (depending on unit)

## INVITING INTERIORS

- 2, 3 and 4 bedroom floor plans designed to enhance comfort and livability
- Superior proofing between units, walls and floors
- Professionally appointed interiors by Kleen Design
- Choice of 2 inspiring colour schemes: River or Pine
- Lofty 9' ceilings
- Wide plank laminate wood flooring in main living space
- Plush loop carpeting in bedrooms and on stairs
- 2" faux wood blinds throughout (excluding pocket windows)
- Recessed pot lighting in living and entertaining areas
- Flush mounted lighting in bedrooms and closets
- Built-in closet organizers in select closets throughout home
- Taymor lever hardware on interior doors
- Ample storage in laundry closets
- Samsung front load washer and dryer

## TASTEFUL KITCHENS

- Solid slab quartz countertops
- Modern slab door square edge cabinetry
- Pine scheme offers accent glass cabinetry with adjustable shelving
- Under-cabinet lighting for food preparation and ambiance
- Matte black kitchen faucets with single pull-down handle
- Double low-divide stainless steel sink
- Pull-out waste drawer with separator bins
- Samsung appliances (stainless steel or black stainless steel options):
  - French door refrigerator with external icemaker
  - Gas range and self-cleaning convection oven
  - Built-in dishwasher
- Broan hood fan
- Panasonic microwave

## ELEGANT BATHROOMS

- Solid slab quartz countertops and backsplash
- Ensuites showcase a mixture of large scale porcelain marble floor tiles and wide plank wood tiles
- Main bath provides hexagon ceramic accent tiles and rectified porcelain 12x24 tiles
- Acritec rectangular white porcelain undermount sink
- Above counter sink in powder room
- Flat panel apron Hytec tub
- 4 bedroom homes offer freestanding Kohler tub in ensuites
- Dual flush elongated toilet
- Modern bar-style vanity lighting in ensuites, baths and powder room
- Matte black accessories, including showerheads, faucets, soap dish basket, towel bar, toilet roll holder

## SOCIAL AMENITIES

- Two-storey amenity building with comfortable lounges, a full kitchen, upper sundeck, and lower patio that connects to open community greenspace
- 13 visitor parking spots and street front parking

## SECURITY, EFFICIENCY & CONVENIENCE

- Low-E Argon windows
- Forced air gas furnace (excluding 2 bedroom homes)
- Rough-in air conditioning (excluding 2 bedroom homes)
- On demand natural gas hot water system
- Outdoor electrical outlets, hose bib, and gas barbecue hook up with quick connect box
- Rough-in for security system and central vacuum
- Rough-in for electrical car charger
- Deadbolt on garage entry
- 2 garage remotes included