

YOUR EDGEWOOD ESTATES HOME

- West coast-inspired architecture showcasing impressive elevations with durable fibre-cement board, painted wood and/or stone trim and details; vinyl on rear and side elevations
- Impressive 8' high front door with secure multi-point lock system
- Beautifully landscaped front and cedar fenced rear yards
- Low maintenance 30 year laminated shingle roof
- Engineered floor system
- Energy Star Low E glass, double glazed windows with black exterior vinyl frames (white on the interior) and muntin bars on the front or side windows as per plan
- Metal insulated sectional overhead garage door(s) with garage door opener and translucent glass panels
- Fully finished basement

TIMELESS INTERIORS

- 10' high ceilings with oversized windows and engineered hardwood flooring throughout the main level
- 5.25" baseboards throughout finished living areas
- Designer selected LED light fixtures in chrome or brushed nickel including pendants over the kitchen island and powder room sink and potlights in hallways, flex, great room, kitchen, and ensuite shower
- Vaulted or coffered ceiling in most master bedrooms
- Custom designed closet organizers in master bedroom closet(s)
- Laundry room with soft close shaker style cabinets, quartz countertop, top mount sink, and ceramic floors
- Stained wood rails and posts with wrought iron spindles and/or half wall
- Modern linear natural gas fireplace in great room with stained wood mantel and ceramic tile

GOURMET FAMILY KITCHENS

- Open concept layouts with centre island, ample storage, and spacious walk-in pantries
- 8'5" high Shaker style stained maple soft close cabinets with under cabinet lighting, crown moulding, 3" rails, and deep cabinet over the refrigerator
- Quartz countertops and full-height ceramic tile backsplash make a bold statement
- Undermount stainless steel double bowl sink with Moen chrome faucet and pull out spray
- Bosch stainless steel appliance package:
 - 5 burner built-in gas cooktop
 - Combination wall oven/microwave
 - Refrigerator with bottom mount freezer and ice & water dispenser
 - Dishwasher with stainless steel interior
 - Venmar chimney style hood fan

BEAUTIFUL BATHROOMS

- Master ensuite featuring a luxurious free standing soaker tub (plan specific) and separate frameless glass enclosed walk-in shower with ceramic tile surround
- Recirculating hot water pump to ensuite and main bathroom
- Maple stained soft close cabinets with contemporary chrome fixtures in all bathrooms and furniture style cabinet in the powder room
- Ceramic flooring in all bathrooms; wide-plank hardwood in the powder room
- Individual wood framed bevelled mirrors over generous vanities
- Quartz countertops with porcelain undermount sink in ensuite, top mount sinks in main and basement bathrooms, and vessel sink in powder room
- Soaker tub in main and basement bathroom with ceramic tile surround

THOUGHTFUL CONVENIENCES

- Energy efficient direct vent natural gas forced air heating
- High efficiency gas hot water tank
- Prewired for multi port jacks
- Multimedia panel housing
- USB ports in kitchen and master bedroom for convenient charging
- Quick connect BBQ gas line for outdoor entertaining
- Patio doors with in-glass blinds for added privacy
- Central vacuum system rough-in
- Security system rough-in
- Garburator rough-in
- Stainless steel topmount sink in laundry room.

PEACE OF MIND

- Comprehensive 2-5-10 year New Home Warranty
- Registered Certified Residential Builder (BC Housing)
- In-house warranty department
- Feel confident knowing that an established builder with over 65 years of experience has constructed your home

MAKE IT YOUR OWN

- Our Platinum Collection Options Catalogue offers extensive customization options and upgrades for your home
- Visit our Foxridge Design Centre and choose your colours, materials, and finishes