

### YOUR WESTBROOKE HOME

- West coast-inspired architecture showcasing impressive front elevations with durable fibre-cement board, painted wood and/or stone trim and details; vinyl on rear and side elevations
- Professionally landscaped front and rear yards
- Cedar fenced rear yard for added privacy
- Low maintenance 30 year laminated shingle roof
- Energy Star Low E glass, double glazed white vinyl frame windows with muntin bars on front or side windows as per plan
- Metal sectional overhead garage door(s)

### INSPIRED INTERIORS

- 10' high ceilings with oversized windows, laminate flooring and LED lights throughout the main level
- 5.25" baseboards throughout, complimented with casings on all doors, main and upper floor hall closets, and main floor windows only
- Contemporary designer selected LED light fixture package
- Modern linear natural gas fireplace in great room with stained wood mantel and ceramic tile
- Wood handrail with stained to match sleek square spindles on staircase
- Vaulted ceilings in most master bedrooms
- Hand set ceramic tile on bathroom and laundry floors

### GOURMET FAMILY KITCHENS

- Open concept layouts with ample counter space, spacious pantries, and islands in most homes
- Shaker style cabinets with 3" rails, under cabinet lighting, extended upper cabinets over the fridge, soft close, and built-in microwave pantry
- Quartz countertops and full-height ceramic tile backsplash
- Undermount stainless steel double bowl sink with Moen chrome faucet with pull out spray
- Sleek stainless steel chimney style hood fan with ceramic tile to the underside
- Samsung stainless steel appliances including:
  - 26 cu.ft. French door refrigerator with bottom mount freezer, and ice & water
  - Slide-in gas range
  - Dishwasher with full stainless steel interior
- Built-in microwave at safe and convenient height

### BEAUTIFUL BATHROOMS

- Master ensuite featuring spacious 5' frameless glass shower with ceramic tile surround or 4' frameless glass shower and freestanding tub
- Recirculating hot water pump to ensuite and main bath
- Shaker style soft close cabinets with contemporary chrome fixtures in all bathrooms
- Individual wood framed bevelled mirrors over vanities
- Quartz counters with undermount sink in ensuite, topmount sink in main bath, and pedestal sink in powder room
- Soaker bathtub with ceramic tile enclosure in main bath
- Ceramic tile flooring in main bath and ensuite, and elegant laminate in powder room

### THOUGHTFUL CONVENIENCES

- Energy efficient direct vent natural gas forced air heating
- High efficiency gas hot water tank
- 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
- Multimedia smart panel housing
- USB ports in kitchen and master bedroom
- Prewired for multi-port jacks
- Stainless steel topmount sink in laundry room

### SAFE AND SECURE

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

### MAKE IT YOUR OWN

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