

### YOUR WESTBROOKE HOME

- West coast-inspired architecture
- Professionally landscaped front and rear yards
- Low maintenance 30 year laminated shingle roof
- Energy Star low E glass triple glazed white vinyl frame windows
- Single car garage plus parking pad

### INSPIRED INTERIORS

- Open-concept main floor with expansive 9' ceilings and laminate flooring
- LED lights throughout including potlights in the ensuite shower, great room and main floor hallway as per plans
- 3" baseboards complimented with casings on swing doors
- Modern 50" electric fireplace in great room
- Handset ceramic tile on bathroom and laundry floors
- Choose from three designer-selected interior colour palettes: Dawn, Sunset, and Dusk

### GOURMET KITCHENS

- Soft-close cabinets with designer-selected hardware, and extended upper cabinets over the fridge
- Quartz countertops, large central island (most homes), and contemporary ceramic tile backsplash
- Stainless steel undermount double bowl sink with chrome faucet and convenient pull down spray
- Stainless steel appliances including:
  - 17.5 cu.ft. French door refrigerator with bottom mount freezer
  - 30" slide-in electric convection range
  - 24" dishwasher with hidden controls and stainless steel interior
  - 1.6 cu.ft. below island microwave
  - Broan hood fan with ceramic tile to the underside

### BEAUTIFUL BATHROOMS

- Soft-close cabinets with designer-selected hardware and frameless mirrors in all bathrooms
- Quartz counters with porcelain top mount sinks in main and ensuite bathrooms, and pedestal sink in powder room
- Chrome fixtures and recirculating hot water pump in main and ensuite bathrooms
- Master ensuite with spacious shower and ceramic tile surround; tub and shower combination in main bathrooms
- Ceramic tile flooring in main and ensuite bathrooms, and laminate in powder room

### THOUGHTFUL CONVENIENCES

- Energy efficient direct vent natural gas forced air heating
- High efficiency on demand tankless hot water system
- Security system rough-in
- Multimedia smart panel housing
- USB ports in kitchen and master bedroom
- Prewired for multi-port jacks
- Wi-Fi enabled smart home thermostat and garage door opener
- Level 2 electric car charger outlet

### PEACE OF MIND

- Comprehensive 2-5-10 year Travelers Guarantee of Canada home warranty
- Registered Certified Residential Builder (BC Housing)
- Experienced in-house Warranty department
- Established builder with over 70 years of experience
- Award-winning builder with top 'Avid Ratings' customer satisfaction scores in Canada and the highest in BC

### ENERGY EFFICIENT

- Homes are individually rated by Natural Resources Canada EnerGuide standards and benchmarked against a typical home built to current building code
- Built with high-performance building envelopes, well-insulated airtight walls, energy efficient appliances, and high performance mechanical systems
- Energy efficient homes improve comfort, lower energy consumption and reduces greenhouse gas emissions
- EnerGuide-rated homes are backed by the Government of Canada. For information on potential CMHC premium refunds, visit [bit.ly/CMHCgreenhome](https://bit.ly/CMHCgreenhome)