

# FEATURES

## YOUR EDGESTONE HOME

- West coast-inspired architecture showcasing impressive elevations with durable fibre-cement board, painted wood and/or stone trim and details
- 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
- TJI Engineered floor system
- Energy Star Low E glass, double glazed windows with white exterior vinyl frames
- Metal insulated sectional overhead garage door(s) with garage door opener and translucent glass panels

## 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 including pendants over the kitchen island and powder room sink, and pot lights 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, stainless steel top mount sink, and ceramic floors
- Stained wood rails and posts with wrought iron spindles and/or half wall as per plan
- 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 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
- Soft close cabinets in all bathroom
- Ceramic flooring in all bathrooms; engineered hardwood in the powder room
- Individual wood framed bevelled mirrors over generous vanities
- Quartz counter tops with porcelain undermount sink in ensuite, top mount sinks in main bathroom(s), and vessel sink in powder room
- Soaker tub in main bathroom(s) 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
- Digital programmable thermostat
- Stainless steel topmount sink in laundry room

## 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)

## PEACE OF MIND

- Comprehensive 2-5-10 year New Home Warranty
- Registered Certified Residential Builder (BC Housing)
- Experienced in-house warranty department
- Feel confident knowing that an established builder with over 70 years of experience has constructed your home
- Award-winning builder with top 'Avid Ratings' customer satisfaction scores in Canada and the highest in BC

## 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