

## YOUR WESTBROOKE HOME

- Impressive front elevations with durable fibre-cement board, painted wood and/or stone trim details
- Professionally landscaped front and rear yards
- Fenced rear yard for added privacy
- Low maintenance laminated shingle roof with 30 year warranty
- Triple glazed Low E glass white vinyl frame windows
- Double car garage with smart home WiFi opener

## INSPIRED INTERIORS

- Large windows and laminate flooring on the main level; designer selected LED light fixture package throughout
- 47" wide natural gas fireplace in single family great room; 50" electric fireplace in duplex homes
- Wood handrail and sleek square spindles
- Vaulted ceilings in primary bedrooms
- Hand set ceramic tile on bathroom and laundry floors

## BEAUTIFUL BATHROOMS

- Primary ensuite featuring a frameless glass shower and freestanding tub (plan specific)
- Recirculating hot water pump to primary ensuite and main bath or secondary ensuite
- Soft close shaker style cabinets with contemporary chrome fixtures, frameless mirrors over vanities, and ceramic tile flooring
- 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

## GOURMET FAMILY KITCHENS

- Open concept layouts with ample counter space, spacious pantries, and large islands
- Soft close shaker style cabinets with 3" rails, under cabinet lighting, extended upper cabinets over the fridge and built-in microwave pantry
- Quartz countertops and full-height ceramic tile backsplash
- Undermount stainless steel double bowl sink with chrome Moen pull-out faucet
- 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
  - 30" slide-in gas range with convection oven
  - 24" dishwasher with full stainless steel interior
- Built-in microwave at a safe and convenient height

## THOUGHTFUL CONVENIENCES

- Energy efficient direct vent natural gas forced air heating
- Energy Star heat recovery ventilator
- High efficiency on-demand tankless hot water system
- Patio doors with in-glass blinds for added privacy
- Rough-in for central vacuum system, security system, and garburator
- Multimedia smart panel housing
- USB ports in kitchen and primary bedroom
- Prewired for multi-port jacks
- Stainless steel topmount sink in laundry room
- Smart WiFi thermostat
- 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](http://bit.ly/CMHCgreenhome)

## 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