



# FEATURES

## STEP INTO YOUR SANCTUARY

### ELEVATED INTERIORS TO WELCOME YOU HOME

- Airy, open concept floorplans, thoughtfully designed to maximize square footage, natural light, and livability
- Up to 19' ceilings in great room (plan specific)
- Durable and stylish laminate flooring on main level
- Designer selected LED light fixture package throughout
- Cozy 47" natural gas fireplace in great room
- Dedicated laundry room with stainless steel sink
- Impressive, vaulted ceilings in primary bedrooms
- Hand set ceramic tile on full bathroom and laundry floors
- Stairs featuring wooden handrail and sleek square spindles

### ELEGANCE FROM THE OUTSIDE-IN

- Professionally landscaped front and rear yards, with fenced backyard for privacy and security
- Large, triple glazed, white-vinyl frame windows for light & bright homes
- Timeless exteriors with durable fibre cement board, painted wood and stone trim details (plan specific)
- Versatile veranda and patio spaces for seamless indoor to outdoor living
- Attached double car garage with smart home Wi-Fi opener
- Low maintenance laminated shingle roof with 30-year warranty

### YOUR HOME, YOUR WAY

- 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

### DESIGNER FAMILY KITCHENS

- Luxurious kitchens featuring open concept layouts with ample counter space, kitchen islands with pendant lighting, and spacious pantries
- Extended kitchen island with integrated storage and built-in microwave
- Soft close shaker style cabinets with 3" rails, under cabinet lighting, extended upper cabinets over the fridge
- Sleek quartz countertops, and durable full-height ceramic tile backsplash
- Double bowl, undermount stainless steel sink with chrome Moen pull-out faucet
- Sleek stainless steel chimney style hood fan with ceramic tile to the underside
- Stainless steel appliance package including:
  - 26 cu.ft. Samsung French door refrigerator with bottom mount freezer, and ice & water
  - 30" Samsung slide-in gas range with convection oven
  - 24" Samsung dishwasher with full stainless-steel interior
  - 1.6 cu.ft Panasonic microwave and trim kit

### SERENE, SPA-INSPIRED BATHROOMS

- Primary ensuite featuring a luxurious freestanding soaker tub, frameless glass shower, and double vanity with split floating, frameless mirrors
- Quartz counters with undermount sink in ensuite, top mount sink in main bath and pedestal sink in powder room
- Soft close cabinetry with contemporary chrome fixtures, floating frameless mirrors over vanities, and ceramic tile flooring
- Main bath and secondary ensuite featuring acrylic white skirted bathtub with shower fixtures, with tile surround in main baths (plan specific)
- Recirculating hot water pump to primary ensuite and main bath or secondary ensuite

### EVERYDAY COMFORTS & CONVENIENCES

- Energy Star heat recovery ventilator (HRV) which removes excess moisture, odor, and contaminants from the air, while conserving energy and enhancing comfort
- Energy efficient, direct-vent natural gas forced air heating
- High efficiency on-demand tankless hot water system
- Rough-in for central vacuum system, security system, and garburator
- Integrated multimedia smart panel housing and smart Wi-Fi thermostat
- USB ports in kitchen and primary bedroom prewired for multi-port jacks
  - Multiports in great room, flex room and each bedroom
- Level 2 electric car charger outlet

### PEACEFUL LIVING

- Established builder with 70+ years of community-building experience
  - Registered Certified Residential Builder (BC Housing)
  - Experienced and dedicated in-house Warranty department
  - Award-winning builder with top 'Avid Ratings' customer satisfaction scores in Canada and the highest in BC
  - A Qualico® Company, helping build better cities across Canada
- Comprehensive 2-5-10 year Travelers Guarantee of Canada home warranty

### A GREEN FUTURE

- Homes are individually rated by Natural Resources Canada EnerGuide standards and benchmarked against a typical home built to current building code
- Thoughtfully built & designed neighbourhoods with high-performance building envelopes, well-insulated airtight walls, energy efficient appliances, and high performance mechanical systems
- Energy efficient homes to improve comfort, lower energy consumption and reduce 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)



**ABBHEY HEIGHTS**  
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