

## HOME ESSENTIALS

- Impressive front elevations with durable fibre cement board, painted wood and/ or stone trim details
- Professionally landscaped front and rear yards with 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 Wi-Fi opener

## REFINED INTERIORS

- Large windows and great room ceilings up to 19'
- Laminate flooring on the main level
- Designer selected LED light fixture package throughout
- 50" wide electric fireplace in great room
- Wood handrail and sleek square spindles
- Vaulted ceilings in primary bedrooms
- Hand set ceramic tile on bathroom and laundry floors

## TRANQUIL BATHROOMS

- Primary ensuite featuring freestanding acrylic tub
- Recirculating hot water pump to primary ensuite and main bathroom
- Soft close cabinets with contemporary chrome fixtures, frameless mirrors over vanities, and ceramic tile flooring
- Quartz counters with undermount sink in ensuite, top mount sink in main bathroom and pedestal sink in powder room
- White moulded tub and shower combo in main bathroom and optional basement bathroom

## GOURMET KITCHENS

- Open concept layouts with ample counter space, kitchen islands and spacious pantries
- Soft close shaker style or flat panel cabinets (scheme specific) with under cabinet lighting and extended upper cabinets over the fridge
- Quartz countertops and full-height ceramic tile backsplash
- Undermount stainless steel double bowl sink with chrome pull-out faucet
- Sleek stainless steel hood fan with ceramic tile to the underside
- LG stainless steel appliances including:
  - 27 cu.ft. French door refrigerator with bottom mount freezer, and ice & water
  - 30" slide-in electric range with convection oven
  - 24" dishwasher with full stainless steel interior
  - Built-in microwave in kitchen island

## CHARMING COMFORTS

- Energy efficient direct vent natural gas forced air heating
- Energy Star heat recovery ventilator (HRV)
- 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 with multi-port jacks in all bedrooms
- Stainless steel top mount sink in laundry room
- Smart Wi-Fi thermostat
- Level 2 electric car charger outlet

## YOUR PEACE OF MIND TEAM

- Our Standard Collection Options Catalogue
- 3 designer selected colour schemes for you to select from, to ensure your home feels like just the right fit
- 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-SAVING EFFICIENCY

- Homes at Station Grove are built using low-carbon concrete for all footings and walls
- 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 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)

**STATION GROVE**



**FOX RIDGE**  
HOMES

A QUALICO Company

**HELPING BUILD  
BETTER CITIES™**