



EVERY ASPECT OF YOUR HOME WELL CONSIDERED AND DESIGNED VANTAGE



NATURALLY HOME

- Mountainside living in the Fraser Valley's most coveted landscape with breathtaking views, natural trails, and an abundance of greenspace
- Stunning surroundings meet the convenience of nearby urban amenities and the hidden gems of Mission's boutique shops and restaurants
- Ideal location for quick access to both Abbotsford and Maple Ridge as well as downtown Vancouver via the West Coast Express
- Social visits and family fun with an 10,500 sq. ft. private community park including a basketball court, play areas and picnic shelter

DESIGNED FOR MODERN LIVING

- Quality interiors featured by the award-winning Collaborative Design Studio
- Two professionally curated colour schemes in earth tones Oak (Light) and Ash (Medium)
- Airy 9' ceilings throughout all main floor living areas (dropped ceilings where required)
- Modern shaker doors with stylish matte black hardware
- Expansive wide plank waterproof laminate flooring provides easy maintenance and durability
- Extensive baseboards and door casings throughout
- Ambient lighting package includes recessed pot lighting in the kitchen and living room, sconce lighting in bathrooms and surface mount lighting in bedrooms and hallways
- Contemporary matte black and glass dining room chandelier included in all homes
- High efficiency Samsung front-loading washer and dryer
- Custom millwork, including intricate shiplap features
- Gas BBQ hookup on balconies perfect for summer grilling

INTELLIGENT KITCHENS

- Gentle soft-close cabinets with matte black hardware
- Walk-in pantry to store those extra snacks*
- Kitchens accented with open wood veneer shelving
- State-of-the-art durable quartz countertops with soft eased edges
- Sleek oversized porcelain backsplash for easy cleaning
- Convenient under cabinet task lighting
- Samsung stainless steel appliance package includes microwave, dishwasher, gas range, French-door fridge and Broan hood fan
- Expansive islands perfect for prepping and for gathering with family and friends.

BATHROOM SANCTUARIES

- Luxurious quartz dual sink vanities with ample storage in ensuites
- Full spa experience in your walk-in ensuite showers featuring a timeless accent wall showcasing a sleek picket tile
- Porcelain tile flooring in main bath and ensuites
- Custom open wood veneer shelving in ensuite adds interest and warmth
- Matte black sconces and pot lighting to create the perfect atmosphere
- Relaxing soaker tub with surrounding tile for a tranquil main bathroom
- Contemporary matte black hardware accessories in select areas

PEACE OF MIND

- Backed and insured with comprehensive third-party warranty by industry leader National Home Warranty:
 - 12 months material and labour coverage for unit defects
 - 15 months material and labour coverage for common property defects
 - 24 months material and labour coverage for defects in major systems (heating, electrical, plumbing)
 - 5 years coverage on the building envelope including coverage on unintended water penetration
 - 10 years coverage on major structural items
- Rainscreen technology
- Exterior building envelope composed of low maintenance vinyl and hardie panel
- Energy saving Low-E double-glazed thermally broken vinyl framed windows and patio doors for better overall efficiency
- Insulated partition walls with extra double layer drywall for additional sound transmission protection
- Sturdy 2X6 inch exterior wall construction with R20 insulation
- Individual high-efficiency tankless on-demand hot water tanks means you will never run out of water, never wait for that shower or to do that load of laundry
- Hardwired smoke and CO² detectors in all homes
- Garbage, compost, and recycling bins picked up directly from your home
- Ample and convenient visitor parking
- Energy efficient gas forced air heating
- Shaw Welcome Home package with instant savings on your first two years of internet and/or cable bills