

# FEATURES & FINISHES

## ELEVATED EXTERIORS

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- Modern Historic architecture inspired by the distinctive character of Downtown Abbotsford
- Durable James Hardie siding and Gentek vinyl siding with rustic brick accents
- 7' garage door with 2 remote openers
- Convenient front and rear hose bibs
- Fully fenced yards and spacious decks with lighting and gas BBQ hook up
- Lush landscaping with trees, flowering shrubs, plants and grasses

## SOPHISTICATED INTERIORS

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- Choice of two curated designer colour schemes
- Soaring 9' ceilings on main floor and upper levels
- Bold matte black plumbing fixtures, accessories and hardware throughout
- Large ENERGY STAR® windows flood homes with natural light
- 2" faux wood blinds
- Durable laminate wide plank floors throughout main floor living spaces
- Plush carpeted floors in bedrooms, flex spaces and select landings
- Contemporary flat stock baseboards and door casings
- 50-gallon hot water tank
- Hardwired smoke and carbon monoxide detectors
- Dedicated circuit for electric car charger in garage
- Efficient natural gas forced air heating system

## PROFESSIONAL-STYLE KITCHENS

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- Stainless steel or black stainless appliances by Whirlpool, including:
  - 4-burner gas range and convection oven with cast-iron grates
  - Counter-depth French door refrigerator with interior water dispenser and bottom-mount freezer drawer
  - ENERGY STAR® five-cycle dishwasher with hidden controls
  - Microwave with steam cooking feature
- Contemporary chimney-style range hood in select homes
- Custom shaker-style cabinets with soft-close doors and drawers
- Sleek black metal and glass feature cabinet
- Separate pantry for additional storage in select homes
- Polished quartz countertops with a stacked tile backsplash in choice of black, white or marble
- Premium Kohler single bowl stainless steel undermount sink and single-lever, high-arc faucet
- Under-cabinet puck lighting
- Convenient USB charger

## ENSUITES

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- Polished quartz countertop and backsplash
- Double vanity with undermount sinks in select homes
- Large-format tile floors and shower walls
- Frameless glass walk-in shower

## LUXE BATHROOMS

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- Main floor powder room with shiplap feature wall and floating vanity
- Polished quartz countertops with over height backsplash
- Shaker-style cabinets with soft-close doors and drawers
- Tile floors and shower surround
- Premium Kohler plumbing fixtures
- Designer black vanity light fixtures

## BUILT PROUD

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- Built by award-winning Infinity Properties, a trusted builder from the Fraser Valley with over two decades of experience
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
  - 2 years on materials and labour
  - 5 years on the building envelope
  - 10 years on the structure
- Low maintenance exterior materials with rain-screen technology
- 2" x 6" exterior wall construction

## ENHANCED AMENITIES

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- Brand new Rail Trail walking and biking path connects McCallum Road with the Rail Plaza and Downtown Abbotsford
- Access to future amenity building including:
  - Dedicated event space with kitchen, BBQ and entertainment area
  - Fitness facilities
  - Basketball court

- Swimming pool
- Kids' play and picnic area
- Dog wash room
- Bike repair room

## CUSTOM OPTIONS

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- Samsung front-load, large capacity washer and dryer
- Quartz countertop in laundry room with upper cabinet, shelf and hanging bar in select homes
- Smart home technology package including Weiser lock, Nest video doorbell and Nest thermostat
- Wireless security system
- Black pendant lights over kitchen island
- Garburator
- Lazy Susan in select homes
- Heated tile floors in ensuite
- Finished central air conditioning
- Epoxy garage floor
- Finished BBQ quick connect