



REFLECTIONS

AT CEDAR SKY

FIRST IMPRESSIONS

- West Coast architecture in an unmatched setting
- Exteriors with durable ledgerstone, low maintenance premium vinyl siding and wood trim accents
- Expansive glazing throughout each building
- Professionally landscaped common areas throughout the development
- Strategic lighting at each entry door
- Charming, contemporary front doors with satin nickel hardware
- Hose bibs located at front and rear of homes

WELCOME HOME

- A variety of well-designed home plans to suit your everyday living
- Designed for efficient use of space to maximize value and add plenty of additional storage
- Match your personal style with your choice of two elegant interior colour schemes
- Thoughtful details such as outdoor living spaces, extra linen storage, and convenient pantries and closets make these homes especially functional and beautiful
- Contemporary living spaces with 9ft ceilings on main floor for an open, spacious feeling
- Sleek vinyl flooring throughout entries and main living areas
- Plush, durable carpeting in bedrooms, upper hallways and stairs, and all lower levels
- Square black spindles in stairwells to top floor
- Large energy-efficient windows to maximize natural light

- Window coverings provided for added privacy
- Contemporary baseboards provided throughout the home
- One panel shaker interior doors with satin nickel hardware
- Forced air heating throughout each home to maximize comfort and convenience
- Separate laundry space with ceramic tile flooring and rough-ins for washer and dryer
- Large patios and fully covered decks made for entertaining and full enjoyment of the outdoor environment
- Rough-in vacuum system
- Natural gas fireplace in each townhome

IMPRESSIVE KITCHENS

- Over-height cabinets provide additional storage and functionality
- Solid panel style cabinet doors with satin nickel hardware
- Quartz countertop in designer-selected colours with coordinating ceramic tile backsplash
- Large island spaces for kitchen convenience and entertaining with guests
- Under-cabinet lighting in kitchen
- Complete stainless steel kitchen appliance package
- Recessed pot lights
- Stainless steel sink and polished chrome kitchen faucet
- Over the range microwave

BEAUTIFUL BATHROOMS

- Custom vanities with solid panel style cabinetry with satin nickel hardware
- Ceramic tile flooring for all bathrooms
- Large vanities in ensuites with dual sinks
- All powder rooms have cabinet / sink combination
- Main baths provide tub / shower combination with polished chrome, pressured-balanced faucet accented with a modern, ceramic tile tub surround
- 'Flow wise' toilets with a classic skirt design
- Full width mirror with classic-style, polished chrome lighting

COMFORT & CONVENIENCE

- R40 insulation to ceilings, R20 in exterior walls for added comfort and warmth
- Low maintenance and durable exterior materials with rainscreen technology to protect your home from our West Coast weather
- Durable, laminate fiberglass shaker-style shingle roof with limited lifetime warranty
- 40US gallon electric hot water tank
- Insulated garage door with whisper-quiet belt-drive remote opener system
- Cable outlets in principal rooms
- Telephone jacks in principal rooms

FOR PEACE OF MIND

- Hard-wired smoke detectors on each level
- Gas barbecue outlet onto balcony
- Security system rough-in
- Window screens on main, top and lower level opening windows
- Third party warranty by National Home Warranty providing 2/5/10 coverage
- Rough-in for air conditioning
- Rough-in for gas range

CUSTOMIZED UPGRADES WORTH CONSIDERING

- Washer and dryer
- Kitchen appliance upgrade package
- Air conditioning