



# FEATURES

## YOUR PERFECT, FOREVER FAMILY HOME

- A collection of 37 single family homes located in the quiet Albion neighborhood of Maple Ridge
- Featuring 6+ bedroom homes with multiple flex spaces to fit your life: gym, home office, home theater, play room, yoga room and more!
- Nestled between Kanaka Creek, Dunlop Creek and acres of woodlands, plus a scenic horse trail right in your own backyard
- Extra large windows and multiple covered patio decks provide an abundance of light in your life - connecting you to the harmonious outdoors

## REFINED EXTERIORS, FAMILY FRIENDLY INTERIORS

- Timeless craftsman-style architectural design & exterior styles
- High quality exterior construction with cultured stone accents
- Two and three car garage homes with a full driveway
- Fully fenced backyard for privacy & entertaining
- High efficiency forced air gas furnace
- Large open plan layouts for flexibility of space layouts
- Ceramic tile flooring in bathrooms
- Linear natural gas fireplace with luxurious tile
- Extra large mudroom with integrated bench and hooks
- 30 year asphalt laminate shingle roof
- Low VOC & environmentally friendly paint

## REST & RETREAT

- Laminate flooring in main living areas, while carpet blankets corridors & bedrooms
- Bathroom vanities feature quartz countertops, elegant cabinetry with soft-close hinges and undermount sinks
- Euro-style matte finish porcelain tile flooring
- Majestic inspired master bedroom & ensuite:
- Custom closet organizers
- Freestanding deep soaker tub & tub filler
- Extra large standing shower with ceramic tile surround and rain shower heads
- Frameless glass showers
- Main floor powder room with pedestal sink
- Single-lever faucets throughout
- White dual-flush, high efficiency, low flow toilets
- Walk-in laundry room with side by side washer/dryer

## KITCHENS FOR EVERY OCCASION

- Oversized kitchen island with built-in storage
- Durable quartz countertops with complementing ceramic tile backsplash
- Full height shaker style cabinetry with soft-close hinges
- Gourmet spice kitchen with built-in shelving organizers
- Integrated ambient undercabinet lighting
- \*Please ask your sales representative for standard and premium stainless steel appliance package options

## THOUGHTFUL DETAILS

- Plug & play rough ins, ready to go:
- Air conditioning

- Central built-in vacuum system
- Security/alarm system
- Exterior motion sensors illuminating rear deck and basement doors
- Solar collector ready
- Finished 2 bedroom legal basement suites with laundry
- Two exterior hose bibs
- USB/Electrical combo outlets
- Electric Vehicle (EV) junction box outlet in garage

## OPTIONAL UPGRADES

- Vaulted ceiling in master bedroom
- Garage floors finished with epoxy coatings
- Custom closet organizers for bedrooms
- Installation of window shades throughout
- Kitchen appliance upgrade package\*
- Air conditioning unit and installation
- Laminate flooring throughout
- Heat Recovery Ventilator (HRV) system, making homes healthier, cleaner, and more comfortable

## PADDINGTON HOMECARE™

- Comprehensive 2/5/10 year home warranty
- 1 year materials and labor warranty
- 2 year materials and labor warranty for distribution systems
- 5 year building envelope warranty
- 10 year structural warranty
- Hard wired smoke & carbon monoxide detectors
- From technical to design questions, our Home Care team conducts a detailed assessment of your new home.

