YOUR HOME AT ASHBURY+OAK

- Contemporary Queen Anne-inspired architecture designed by award-winning Formwerks Architectural Inc.
- Exteriors feature dramatic window bays, shingle detailing and steep gable roofs
- Picket fencing with thoughtfully designed entry gates
- Enjoy plentiful outdoor green space, including a butterfly garden, seating plazas and children's play areas connected by well-lit pathways
- Enjoy the convenience of the residents-only clubhouse, Kinfolk House, featuring 8,000 square feet of resort-like amenities

INSPIRED INTERIORS

- A charming front door with windows, address plaque and polished chrome hardware welcomes you home; interiors feature two-panel textured wood-grain doors with chrome hardware
- Enjoy the elegant, airy ambience of nine-foot ceilings on the main floor
- All homes feature a convenient powder room and wood laminate flooring throughout the main floor
- Sink your toes into plush carpeting in bedrooms and on stairways
- Your choice of two designer-selected colour schemes: Dark or Light
- Expansive oversized low-E windows fill each home with natural light
- Customize your environment with electric baseboard heaters and thermostats
- Entertain in the warmer months on generous decks or patios, and enjoy outdoor living in your own private, enclosed yard or on your front entry porch (some homes)
- Side-by-side double-car garages offer room for two cars (most homes)

GOURMET FAMILY KITCHENS

- Contemporary custom flat-panel cabinetry in gloss white or dark vertical wood grain with chrome pulls on lower cabinets
- Attractive wood laminate flooring is easy to maintain and provides a seamless look with the main living areas
- Distinctive engineered stone countertops and full-height imported ceramic tile backsplash
- An entertainment-sized kitchen island becomes a family gathering place
- Convenient cabinet features include soft-close hardware on doors, microwave shelf, corner Lazy Susan cupboard (some homes), recycling bins and pantry (some homes)
- Sleek stainless steel appliances coordinate beautifully:
  - 17 cu. ft. Hisense Energy Star refrigerator
  - 24" wide stainless steel Frigidaire dishwasher
  - 30" wide slide-in Frigidaire electric range
  - Variable-speed Broan range hood fan with light
- Meal prep and cleanup are a snap with double-bowl stainless steel sinks with single-lever faucet and pullout vegetable spray and flex line by Grohe
- Contemporary halogen track lighting with halogen task lighting over the sink

BEAUTIFUL BATHROOMS

- All ensuites offer a luxurious spa-style shower with a handheld wand and integrated bench seating, and beautiful quartz countertops
- Custom flat-panel cabinetry in gloss white or dark vertical wood grain with chrome pulls
- Designer-selected laminate countertops with integral backsplash
- Polished chrome bath and shower faucets by Grohe
- Main bathrooms feature a bathtub with ceramic tile surround, porcelain sink and vanity lighting
- Main-floor powder rooms feature porcelain tile flooring
- Dual-flush water closets help reduce water consumption

SAFE & SECURE

- Polygon New Generation Design with state-of-the-art rainscreen protection for durability in West Coast weather
- Hard-wired smoke detector, carbon monoxide detector monitor, and sprinkler systems in all homes
- Well-lit pedestrian pathways and common areas
- Comprehensive Travelers Canada insurance, including:
  - 2 years' coverage for materials
  - 5 years' coverage for building envelope
  - 10 years' coverage for structural defects

THOUGHTFUL CONVENIENCES

- Welcoming foyer with closet space
- Spacious laundry room ready for side-by-side washer/dryer, conveniently located on the bedroom level (some homes)
- Generous storage space specifically sized for IKEA organizational systems (some homes)
- Some homes feature extra workspace
- Convenient closet shelving
- Multimedia connections for high-speed cable Internet access
- Convenient pre-wiring for lighting above the kitchen island and rough-in to wall-mount your TV
- Two hose bibs: one in the front and one at rear
- Privacy screening between patios or decks (some homes)
- Convenient horizontal mini blinds on windows included in every home

KINFOLK HOUSE – WELCOME TO THE CLUB

- Relax and rejuvenate at the true centre of the community – Kinfolk House
- This 8,000 square foot private clubhouse features an outdoor terrace, resort-style pool and whirlpool, guest suites for out-of-town visitors, fitness studio, great room with fireplace and barbecue terrace, indoor playground, multi-purpose craft room, parents' lounge, and dog wash for your muddy buddy

OPTIONS TO SUIT YOUR NEEDS

- Side-by-side washer/dryer
- Microwave with designer trim kit
- Garage door opener

THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS OR SUBSTITUTIONS SHOULD THEY BE NECESSARY. ANY MEASUREMENTS PROVIDED ARE APPROXIMATE ONLY. THE QUALITY RESIDENCES AT ASHBURY+OAK ARE BUILT BY POLYGON ASHBURY & OAK HOMES LTD.