
Features & Key Details - Main House

Vision Way: 3480 (non-strata, freehold lot)

Construction Details

- 2/5/10 year new home warranty
- Energy Step Code level 3 and Carbon Code level 1, rain screen exterior walls
- Cement-fiber board siding, panels and shingles for durability, and efficiency
- Front yard - plantings & sod
- Side & rear of low maintenance crushed rock
- 6' cedar fencing included along the property line **backing** onto 3405 Happy Valley Road
- Exposed aggregate walkways and driveways
- Single garage (unfinished space) with garage door opener
- Spacious rear patio / deck with a gas barbecue quick connector
- Wall-to-wall carpet on the stairs & in the bedrooms, Laminate flooring on the main level
- Direct vent natural gas fireplace
- Modern black hardware & hinges
- Abundant storage throughout the home

Energy Efficiency & Security

- Air conditioning & heating with heads in the Great Room and Primary Bedroom.
- Baseboard supplementary heat in other areas of the home
- Active CRV air circulation system for fresh air distribution throughout the home
- 200A electrical service, plus pre-wiring in the garage for your level 2 electric car charger
- On-demand gas fired instant hot water
- Inter-connected AC smoke and CO detectors
- Three high-speed internet and cable outlets, with tech panel
- Rough in for Radon ventilation system

Kitchen

- Designer two-tone cabinets with soft close cabinets & drawers
- Quartz countertops with double stainless steel under-mount sink
- Gas roughed-in behind the range for an optional gas range

Bathrooms

- Primary ensuite with heated tile floor & shower
- High quality quartz counters
- Easy-care fiberglass tub surround in the family bathroom

Six Appliances Included

- Fridge with ice & water, electric range, dishwasher, OTR Microwave, front loading washer, dryer
 - WRFF3336SZ, YWFES3530RS, WDF341PAPM, YWMMS3130RS, WFW560CHW, YWED5620HW
- Garage door opener with 1 remote included
- Appliance upgrades available for the fridge, stove, dishwasher, washer, and dryer
- See our options list for extra items such as blinds, screens, extra garage remote, keypad, etc

Features & Key Details – Legal Suite

All suites are legal suites, authorized by the municipality as separate living units. Suites are fully insulated from the main house to maximize safety and to minimize sound transfer. All suites have their own electrical meter for independent billing directly to the suite. All suites have their own single head heat pump.

Heating & Cooling

- Efficient heating & cooling with a heat pump independent of the main home.
- Baseboards for supplementary heat in other areas of the suite

Flooring

- High quality laminate flooring in the living room & kitchen
- Wall-to-wall carpet in the bedroom, and on the stairs, where applicable
- Vinyl flooring in the bathroom, and inside the private external entrance, where applicable

Kitchen

- Designer cabinets with soft close cabinets & drawers
- Stainless-steel sink
- Durable laminate countertop

Bathrooms

- Durable laminate countertop
- Easy-care fiberglass tub surround or shower stall, depending on the suite

Energy Efficiency & Security

- Separate electrical meter for the suite providing independent billing
- Inter-connected AC smoke and CO detectors

Appliances

- **Five appliances included:** fridge, stove, microwave, washer, dryer
 - LBNC12231V, YWFES3530RS, YWMMS3130RS, WFW560CHW, YWED5620HW