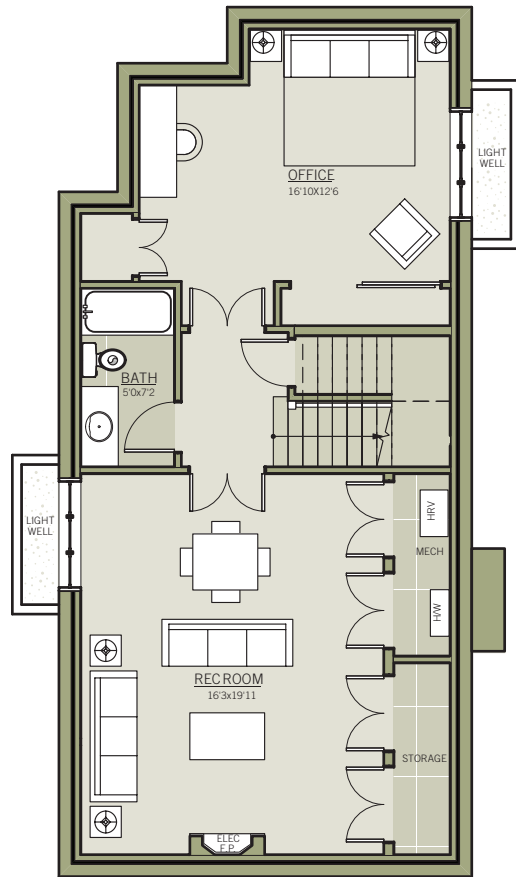


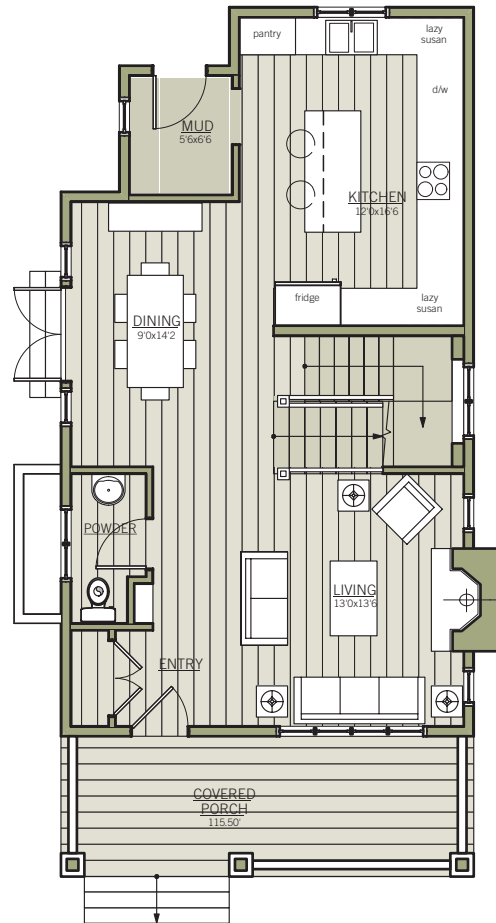
GARDEN COTTAGE

3 BEDROOM, LIVING: 2,567 SQ FT approx. PLUS APPROX 166 SQ FT OF PORCH AREA AND 238 SQ FT OF PATIO



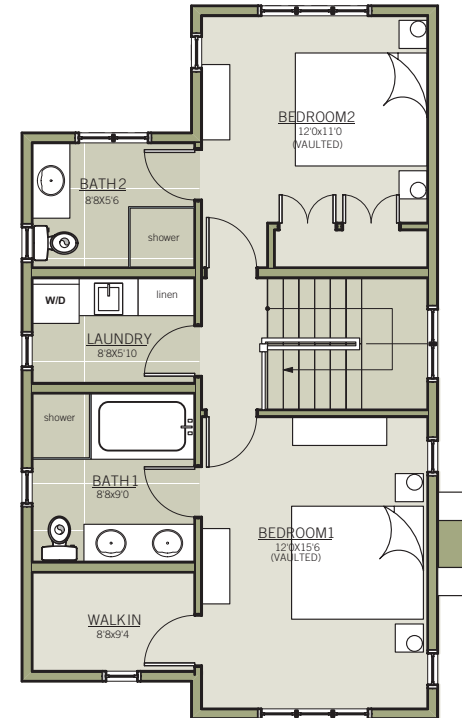
LOWER FLOOR PLAN

988 SQ FT APPROX



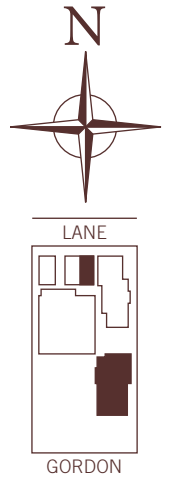
MAIN FLOOR PLAN

821 SQ FT APPROX



UPPER FLOOR PLAN

757 SQ FT APPROX



The Garden Cottage is a spacious home on three levels. It is entered from Gordon Avenue through its own private garden and a large porch front porch. A rear entrance and small mud room lead to a private patio and pathway connecting to a private garage abutting the lane.

The main floor plan features a bright open space offering a large kitchen and dining area overlooking rear and side patios. The generous living room faces the front porch and garden. A powder room is also provided.

There are two master bedrooms on the upper level, each with an ensuite bathroom. A separate laundry room includes a sink and built-in linen closet.

The lower level comprises two generous multi-purpose rooms, a four-piece bathroom, and storage areas. Natural light and ventilation will be provided by two large window wells. The area is approximately 2,567 square feet.

GARDEN COTTAGE FEATURES



THE EXTERIOR

A winding landscaped path leads to a large welcoming front porch

Covered porches

- long lasting composite decking on stairs and floor
- ornamental light fixtures and recessed pot-lights in wood soffits
- custom railings and built-in flower boxes
- rear porch has natural gas outlet for barbecues and heaters

Large private patios

- north and west facing patios feature concrete pavers set in a flagstone pattern
- hose bibs and electrical outlets

Bright and spacious living & dining area features

- nine foot ceilings with crown moldings and recessed pot-lights, and over-sized baseboards create traditional elegance
- engineered wood flooring throughout the main level
- cozy natural gas fireplace, custom wood mantle and marble surround

Traditional powder room

- matching pedestal sink and toilet
- brushed nickel faucets
- engineered wood flooring and traditional wainscoting
- opening window for natural light and ventilation

Stairs to upper level

- wool carpet with hardwood 'caps'
- wall mounted step-lights and traditional white wood railings
- extra wide stairs designed to accommodate future chair lift (if required)

Functional traditional kitchen features

- 'L-shape' design with large central island and eating bar
- engineered wood flooring
- traditional white shaker-style millwork with soft close drawers and brushed nickel hardware
- full height pantry with pull-out shelves, lazy-Susan, built-in recycling bins and special fittings

- under counter lighting, recessed pot-lights and triple pendant over central island
- solid Caesarstone quartz countertops with marble subway tile backsplash
- under-mount stainless steel sink, brushed nickel faucet with pull-down vegetable spray
- instant hot and purified water taps
- fully integrated 36" double French door refrigerator with double pull out freezer drawers and paneled doors
- 30" drop-in stainless steel gas cooktop
- range hood with lights
- 30" wall oven and convection microwave
- Fully integrated dishwasher with custom panels
- in-sink garbage disposer
- under island wine cooler

Dual master bedroom suites

- wool carpets over high density underlay
- extra height or vaulted ceilings
- remote controlled ceiling mounted fans
- recessed pot-lights and bedside switches
- communications box for wall-mounted flat screen television
- closets fitted with custom organizers

Master suite bath 1

- marble tile on walls and floors
- quartz vanity countertop with brushed nickel lever faucets
- under-counter vitreous china basin
- traditional white shaker-style vanities with soft close drawers
- frameless glass enclosed shower stall, temperature/pressure balanced European-style flexible shower and ceiling mounted rain shower
- soaker tub with brushed nickel fixtures
- water conserving comfort height toilet
- built-in medicine cabinet
- brushed nickel towel bars and fixtures

Master suite bath 2

- frameless glass enclosed shower stall with European-style flexible shower/rain shower

GARDEN COTTAGE FEATURES - continued



Laundry room

- full sized front load washer and dryer with custom side counter, sink and cupboard

Lower level recreation/media room

- extra height ceilings with crown moldings, oversized baseboards
- ample ceiling lighting and window-wells
- wool carpet over high density underlay
- electric fireplace with custom designed wood mantle
- multiple plugs and communications boxes for alternative room uses and arrangements

Lower level den/office/guest bedroom

- ceiling lighting and window wells
- wool carpet over high density underlay
- multiple plugs and communications boxes allow for flexible furniture layouts

Powder room

- European tile flooring
- white shaker-style vanity with solid quartz countertop, brushed nickel lever faucets under-counter vitreous china lavatory basin
- water conserving comfort height toilet

Storage areas

- closets and under stairs storage have porcelain tile flooring and custom organizers where appropriate

CONSTRUCTION QUALITY

- construction by Trasolini Chetner Construction Corp., one of Vancouver's premier homebuilders
- engineered floor joists and roof trusses
- complete inspection and certification of envelope by Registered Consultant
- fibreglass exterior doors to prevent warping
- 2-5-10 Home Warranty provided by WBI Home Warranty in conjunction with Royal & Sun Alliance Insurance Co.

SPECIAL FEATURES

Designed for sustainability to BUILT GREEN standards

- super-efficient natural gas-fired Navien 'combi' boiler provides in-floor radiant heat and domestic hot water
- energy efficient Heat Recovery Ventilation system provides continuous fresh air, improved indoor air-quality and reduced energy bills
- long-lasting cementitious Hardie siding and vinyl windows retain the look of wood without high cost of regular maintenance
- 'pre-piping' for future roof-mounted solar panels
- heated garage pre-wired for plug-in electric car

Designed for accessibility and adaptability

- kitchen features full height pantries, accessible cupboards, lower cabinet drawers, and 'lazy susans'
- extra-high levels of lighting in bedrooms, closets, kitchens, bathrooms, stairs and corridors
- backing for support bars in bathrooms
- medicine cabinets and toiletry drawers
- raised electrical outlets
- lever hardware on all interior doors

Designed for safety and security

- automatic fire suppression sprinkler system
- heat and smoke detectors throughout
- security system
- deadbolt security at all exterior doors
- home designed with consideration of SAFERHOME design standards
- air switch operation for in-sink garbage disposer

More thoughtful details

- insect screens throughout
- central vacuum system
- multiple electrical, cable and communications outlets to maximize flexibility in furniture arrangements
- switched exterior electrical outlets for holiday lights
- elegant custom millwork casings around all interior and exterior doors
- built-in vanities with side sconce lights
- Decora light switches and receptacles with dimmers where appropriate
- double plugs in ensuite bathrooms