

TSAWWASSEN

— LANDING —

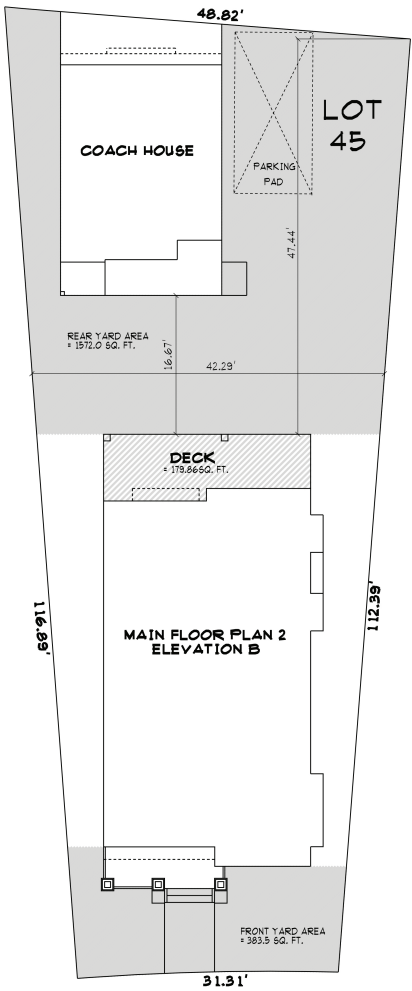
New Haven

HOME TYPE: MORGAN
PLAN TYPE: 4 BEDROOM

LOT: 45
INTERIOR: 2,200 SQ.FT.
LOT SIZE: 4,558 SQ.FT



FRONT ELEVATION



LOT PLAN

The developer reserves the right to change, modify, substitute or replace all features, materials, equipment, finishings, designs, layouts, landscaping, specifications and floorplans at any time to maintain the high standards of this development as determined necessary or desirable by the developer from time to time. All features, materials, equipment, finishings, designs, layouts, landscaping, specifications and floorplans shown above are approximate only and subject to further changes, modifications, substitutions or replacements as determined necessary or desirable by the developer from time to time. Final floorplans and exteriors may be a mirror image of the those shown above. Nothing herein shall constitute any representations, warranties, statements or other commitments made by the developer about the actual as-built features, materials, equipment, finishings, designs, layouts, landscaping, specifications and floorplans. Each home plan is different and must be referred to for individual specifications which may vary from the above. Features, materials, equipment, finishings, designs, and specifications of coach houses are specifically excluded from the information set out herein and will be determined by the developer in its sole discretion. E&O.E.

TSAWWASSEN

— LANDING —

SINGLE-FAMILY HOME

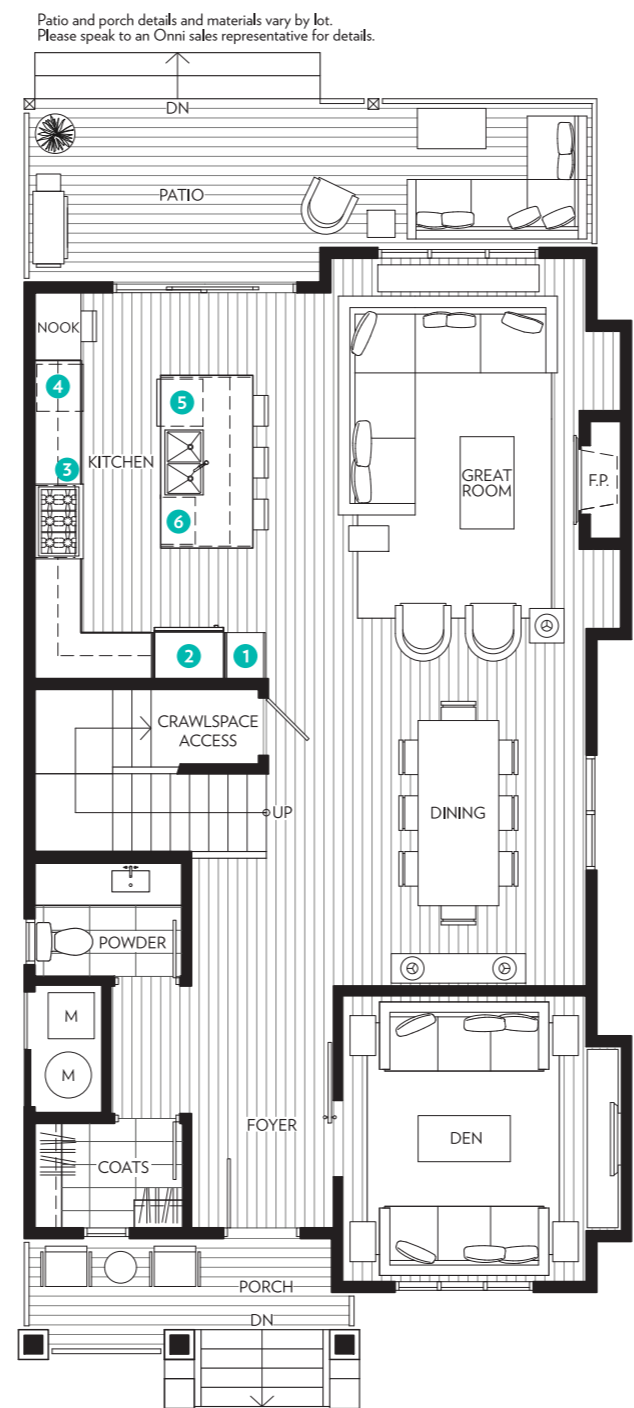
House Type: Morgan

Plan Type: 4 Bedroom

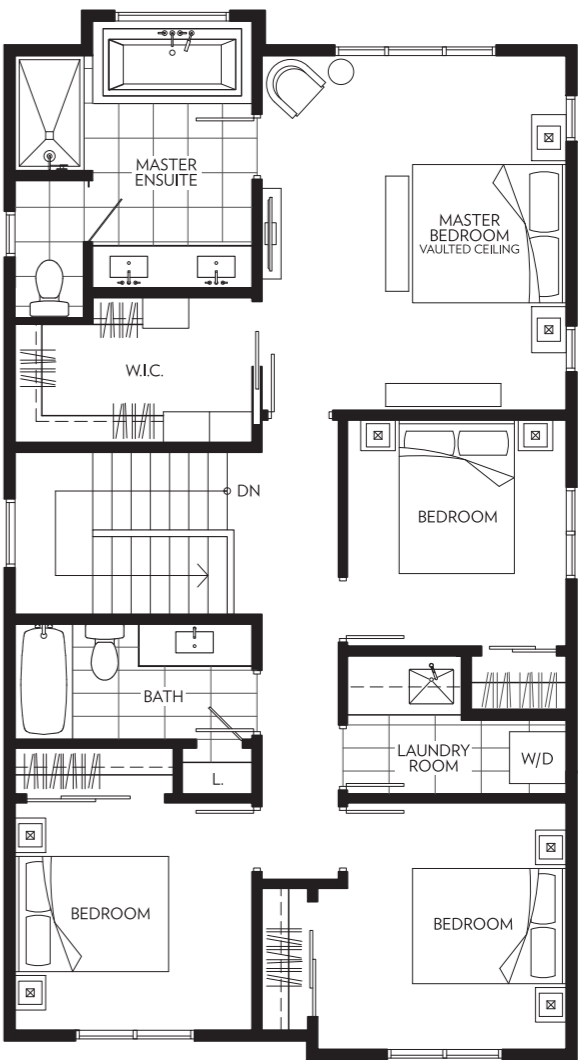
Main Floor: 1,110 sf
Upper Floor: 1,090 sf
Total Interior: 2,200 sf
Patio: 180 sf

List of appliances

1. Pantry
2. 36" SubZero Integrated Refrigerator
3. 36" Wolf 6 Burner Gas Range and 36" Wolf Hoodfan
4. 24" Integrated SubZero Beverage Centre
5. Integrated Asko Dishwasher
6. 1.6 CFT Stainless Steel Microwave



MAIN FLOOR



UPPER FLOOR

New Haven

Floorplan varies by elevation type and lot number. The developer reserves the right to change, modify, substitute or replace all features, materials, equipment, finishings, designs, layouts, landscaping, specifications and floorplans at any time to maintain the high standards of this development as determined necessary or desirable by the developer from time to time. All features, materials, equipment, finishings, designs, layouts, landscaping, specifications and floorplans shown above are approximate only and subject to further changes, modifications, substitutions or replacements as determined necessary or desirable by the developer from time to time. Nothing herein shall constitute any representations, warranties, statements or other commitments made by the developer about the actual as-built features, materials, equipment, finishings, designs, layouts, landscaping, specifications and floorplans. Each home plan is different and must be referred to for individual specifications which may vary from the above. E.&O.E.

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SITE PLAN

- MARSTEN
- MORGAN
- FITZSIMMONS
- WRIGHT
- THORSEN
- CHELSEA
- GREENE



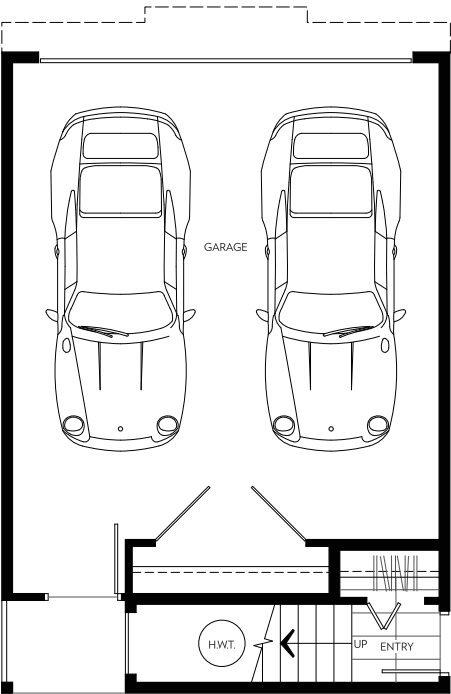
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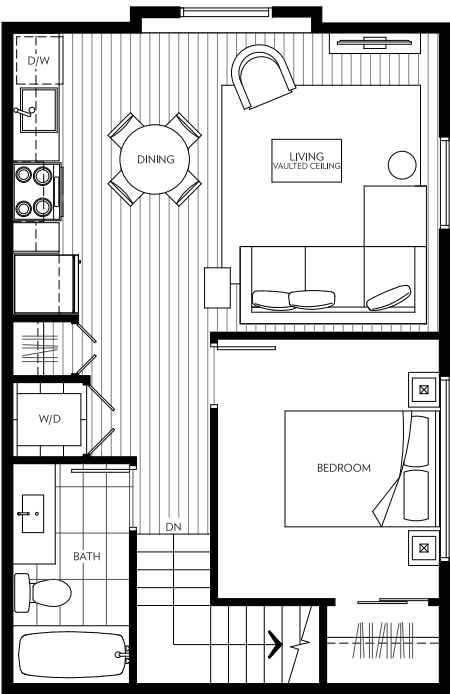
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COACH HOME TYPE: MORGAN
TOTAL INTERIOR: 635 SQ.FT.



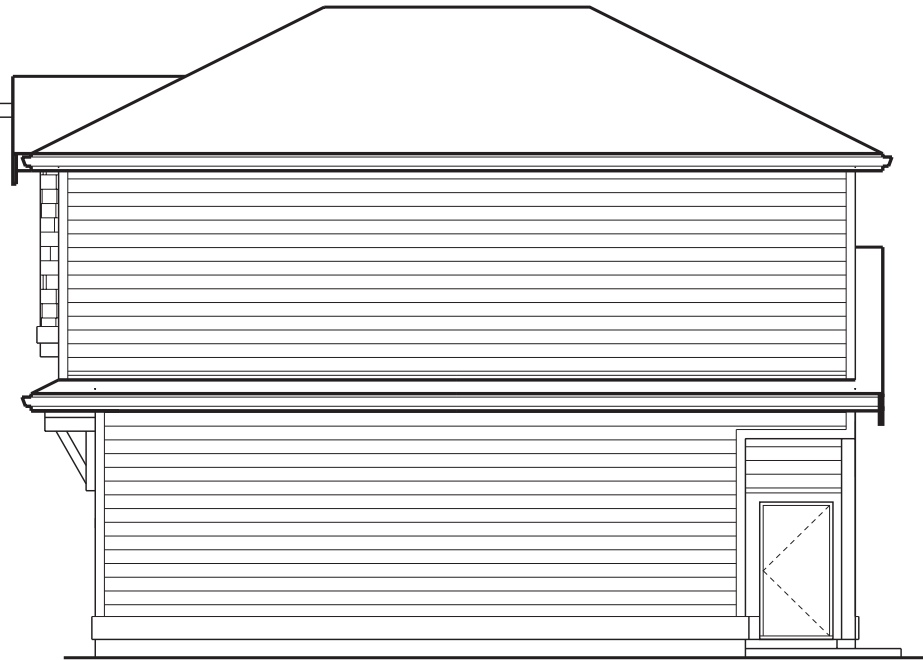
MAIN FLOOR



UPPER FLOOR



REAR ELEVATION



SIDE ELEVATION

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— L A N D I N G —

New Haven

SINGLE-FAMILY HOME FEATURES

Welcome Home

- A collection of Craftsman-style single family homes situated within a thoughtfully designed master-planned community
- Uniquely landscaped front yards provide diversity to the streetscape and individuality to each home
- Signature architectural elements include welcoming verandas at the entry to your home, steeply pitched gable roofs, and varied build elevations accented by a range of exterior colour palettes
- Spacious patios and adjoining back yards complement all homes for relaxed outdoor living
- Forced air heating and cooling
- Central vacuum system (rough-in only)
- Programmable lighting controls at entry and great room, and integrated speakers in kitchen ceiling

Premium Home Finishes

- Your choice of 2 designer colour palettes: **Sand & Sea**
- Premium wide-plank laminate flooring throughout foyer, kitchen, living, dining area, den, and great room
- Luxurious wool blend berber carpeting throughout bedrooms and walk-in closets, stairs, landings, and loft
- Convenient main floor powder rooms feature polished quartz countertops
- Laundry rooms feature full-size high-efficiency front-loading washer and dryer, sink, and quartz countertops
- Over-height ceilings throughout the living space
- Over-height interior doors
- Manually-operated roller shades with 95% UV blockage in all windows
- Gas fireplaces in great rooms, with custom mantle and marble surround
- Living rooms feature secondary gas fireplace (as per plan)
- Natural-look wood barn doors lead into inviting dens (as per plan)
- Bedroom closets outfitted with built-in closet organizers

Gourmet Kitchens

- Flat panel or shaker-style cabinetry with soft close mechanisms on all doors and drawers, and brushed nickel pulls (as per colour scheme) colour
- Premium integrated appliance package featuring:
 - 36" Sub-Zero refrigerator with filtered water and ice dispensing system and bottom-mount freezer
 - 36" Wolf pro-style range
 - Asko dishwasher
 - 36" stainless steel Wolf pro-style hood fan
 - Under-counter Panasonic microwave
 - 24" under-counter Sub-Zero beverage centre
- Polished white quartz countertops and matching backsplash
- Kitchen islands with breakfast bar overhang, complementary feature stone countertops with waterfall gables, and undermount sink with polished chrome faucet and extractable hand spray
- Built-in pantry with adjustable interior shelving
- Energy-efficient under-cabinet lights, overhead pot lighting, and over-island pendants in kitchens•USB outlet for electronic devices

Designer Master Ensuites

- Private master ensuite features flat panel or shaker-style floating vanity cabinetry with polished quartz countertops and backsplash, and dual sink vanity with undermount sinks
- Showers with floor-to-ceiling tiled walls and shower base, and oversized rain head with adjustable hand spray
- Lavish soaker tub set into oversized premium tiled tub deck, with deck-mounted widespread faucet and extractable hand spray
- Luxurious large-format premium marble-style porcelain tile flooring
- Heated flooring brings warmth and comfort into your home
- Enclosed toilet-room with low-flow toilet and frosted glass privacy door

Spa Like Bathrooms

- Main bathrooms feature polished quartz stone countertops with matching over-height backsplash
- Luxurious soaker tub features sleek ceramic tile surround with convenient recessed tile niche for storage
- Modern flat panel or shaker cabinetry with brushed nickel knobs and soft-close mechanisms on all doors and drawers

Peace of Mind

- Comprehensive 2-5-10 year Warranty provided through National Home Warranty:
 - 2-year in-home coverage for workmanship and materials
 - 5-year coverage on building envelope
 - 10-year coverage on major structural items
- Additional first 12-months Warranty with coverage for any defect in materials and labour within the home
- Entry door with peephole and deadbolt
- Continuous fire protection, including sprinklers and smoke detectors in all homes and common areas
- All homes pre-wired for monitored security systems
- Lighting at all front entries
- Rainscreen protection