CARMEL

COLLECTION

Features

A Boutique Community of 19 Exclusive Townhomes by Ikonik Homes

Interiors

- Choice of two curated colour schemes – Stone or Sand
- Thoughtfully designed, open-concept floor plans
- 9' ceilings on the main floor
- Oversized Energy Star rated double-glazed windows throughout for maximum light and energy efficiency
- Durable laminate flooring throughout the entire home
- Roller shades throughout
- High efficiency forced air gas furnace with heat pump
- Bradford White electric hot water tank
- LG Washer + Dryer
- Matte black hardware on all doors, with contemporary flat-stock baseboards
- Expansive closet space throughout with solid shelving organizers

Modern Kitchens

- Stainless steel LG appliance package, including:
  - ProBake convection 5 burner gas range
  - French-door refrigerator with bottom-mount freezer drawer – water + ice dispenser
  - QuadWash Pro dishwasher with hidden control
  - Premium built in insert 650 CFM hood fan by BEST
- Built in Panasonic microwave with trim kit
- Slimline shaker style cabinet with soft close doors and drawers
- Under cabinet LED lighting
- Honed quartz countertops with full-height large format tile backsplash
- Stainless steel, double-bowl undermount sink
- Premium Delta Trinsic Matte Black Single-lever, high-arc faucet with integrated spray

Bathrooms

- Slimline shaker style cabinet with soft close doors and drawers
- Honed quartz countertops with undermount sinks
- Full tile bath/shower surround
- Framless glass shower enclosure with handheld shower in ensuite
- Premium Delta Trinsic plumbing fixtures in matte black
- Modern Gerber one-piece elongated toilets with soft-close seats
- Main floor powder room for your guests' convenience

Exteriors

- Modern craftsman inspired exteriors with durable James Hardie board + shingle siding
- Main level balconies with stylish black metal railings
- Rough-in for gas BBQ box
- Double-car side-by-side parking in all homes
- Two exterior hose bibs
- Insulated + drywalled garage and insulated garage door
- Lush landscaping with trees, flowering shrubs, plants and grasses

Amenities

- Dedicated visitor parking on site
- Indoor Amenity - two-level building ideal for social gatherings/extended entertaining
- Outdoor Amenity – children's play area + outdoor social seating
- Adjacent to Grandview Heights Aquatics Centre
- Enjoy convenient access to Morgan Crossing and Grandview Corners, featuring a selection of restaurants, retail shopping, fitness, and more
- Close by to commuter routes such as HWY 99 and the US Border
- Short drive away from White Rock Beach + Pier and Crescent Beach
- Walking distance to Pacific Heights Elementary and Grandview Heights Secondary

Peace of Mind

- Comprehensive 2-5-10 year warranty backed by Pacific Home Warranty, including:
  - 2 years coverage for materials and labour
  - 5 years coverage for building envelope
  - 10 years coverage for structural defects
- Smoke and carbon monoxide detectors on each floor
- Rainscreen building envelope
- Pre-wired for security system
- Dedicated 30amp/240v plug for electric car charging

The developer reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices, without prior notification. Decks, patios, stairs and windows may vary based on site conditions. All sizes and dimensions are approximate and based on architectural measurements. Reverse and/or mirror plans occur throughout the development. Please see disclosure for specific offering details once available. This is not an offering for sale. E & O. E.

BREAKSIDE REAL ESTATE GROUP

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