

# OCEAN PARK

the FINEST in  
NEIGHBOURHOOD LIVING

## FEATURES

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### PEACE OF MIND

BC Government Approved Builder  
2/5/10 Travelers (New Home) Warranty

- 2 year Materials and Labour
- 5 year Building Envelope
- 10 year Structural Defects

### LOCATION, LOCATION, LOCATION

40 minutes to downtown Vancouver  
30 minutes to Vancouver International Airport  
20 minutes to the US border

### STYLISH EXTERIORS

Distinctive craftsman style homes  
Classic shake, board & batten, stucco and stone  
Painted wood grain fiberglass front door with brushed chrome deadbolt  
Laminated fiberglass shingle roofing, c/w 30-yr. Warranty  
Exposed aggregate driveways and walkways  
Aggregate rear patios and/or vinyl decks  
Attached garages with automatic door openers  
Switched soffit plug for Christmas lights

### MASTER SUITE WITH LUXURY EN SUITE BATH

Built in closet organizers in pre-finished melamine  
Traditional white beadboard panel cabinets  
Full width vanity mirror with beveled accents  
Wide light bar gives efficient mirror lighting  
Granite counters with double under mount sinks  
Stainless steel finish Delta faucets and hardware  
Soaker tub shower combination

### GOURMET KITCHENS

Choice of cabinet finish with brushed nickel pulls  
Granite kitchen counters  
Full hand set ceramic tile backsplash  
Double stainless steel under mount sink  
Stainless steel faucet with vegetable sprayer  
Maytag built-in dishwasher (stainless steel)  
Maytag slide-in gas range (stainless steel)  
Panasonic microwave (stainless steel)  
Recessed hood fan and in-sink disposal  
Raised eating bars (select floor plans)

### COMFORTABLE LIVING SPACES

Natural slate flooring in entry (some plans)  
Hardwood flooring in great room, dining room and den  
Ceramic tile in kitchen, nook, bathrooms and laundry  
9' ceilings on main floor, volume ceilings (many plans)  
Stain resistant quality nylon carpet  
Gas fireplace  
Great room wooden mantel with slate accent facing  
5" colonial baseboards  
Complementing door casings  
Crown moulding where applicable  
Decora plugs and switches, dimmer in dining room

### ELEGANT BATHROOMS

Polished chrome finish towel bars  
Matching paper holder and towel rings  
Main bath beadboard panel cabinets (granite countertops)  
Coordinating brushed satin nickel pulls  
Powder room vanity to match kitchen cabinetry (granite countertops)

### SPACIOUS LAUNDRY ROOMS

Beadboard panel cabinets  
Stainless steel sink  
Laminate counters extending over (optional W/D), c/w rolled edge and laminate backsplash  
Designer tile floors to match interior colour schemes

### QUALITY CONSTRUCTION

Full - unfinished basement  
Insulation R20 in exterior walls, R40 ceilings  
Double glazed vinyl windows, maintenance free  
6 telephone outlets with Cat 5 E wiring  
3 additional telephone outlets ready for TV service  
6 cable outlets  
Roughed-in vacuum system  
Roughed-in security system  
Roughed-in stereo speaker wiring / multi-zone capability  
High efficiency (90%) gas fired forced air heating  
50 gal (US) gas fired hot water tank

*Choice of 3 designer coordinated colour schemes  
Upgrades available upon request*

Features may vary from home to home, depending on floor plan. Builder reserves the right to modify plans, specifications, features and prices. All sizes and dimensions are approximate and plans may vary slightly.