

Avondale Attributes

AT THE CENTRE OF IT ALL

- Superb access to all North Shore recreation & entertainment – everything from skiing and golfing to shopping and dining.
- Conveniently central to urban amenities on a tree-lined boulevard only blocks from Lonsdale Avenue.
- Easy access to downtown Vancouver via the Sea Bus or out of the city via the Trans Canada Highway.
- Surrounded by parks and greenways ideal for a gentle stroll after dinner and for the more adventurous, the local mountains are the perfect place for skiing, hiking and biking.

DESIGNED AROUND YOU

- Choose from condominiums or townhomes that range from approximately 600 to 1900 square feet.
- Three exterior colour schemes complement the classic Craftsman architecture.
- Attractive exterior featuring timeless architecture and with detailing that includes bay windows, Hardi siding, stone work, oversized wood trims and long-lasting asphalt shingle roofs.
- Spacious porches, decks or patios invite you to enjoy the fresh air (configurations vary by home).
- Indigenous landscaping throughout common grounds.

WELCOME HOME

- Customize your home with a choice of three colour schemes
 - Cypress, Grouse and Seymour
 - designed by award-winning Portico Design.
- Dramatic 9 foot ceilings throughout main floor of all townhomes and all ground floor condominiums. Condominiums on the top floor have vaulted ceilings in select rooms.
- Imported porcelain tile entries welcome your guests.
- Luxurious 30oz. plush nylon carpet by Beaulieu.
- Cozy and efficient living room fireplaces with designer surround.
- Custom designed window blinds on all windows.
- Sleek flat panel interior doors with stainless steel levers.

INNOVATIVE KITCHENS

- Elegant and durable tile flooring.
- Choose between three distinctive cabinets each with unique glass inserts and stainless steel polished pulls.
 - Traditional shaker style
 - Contemporary high gloss
 - Sophisticated horizontal grain
- Gold Series stainless steel appliances by Whirlpool:
 - 19 cubic foot Energy Star refrigerator
 - Self-cleaning slide-in gas range with electronic controls
 - Built-in 1.5 cubic foot microwave/hoodfan combination
 - Built-in Energy Star dishwasher
- Polished double-edge granite slab countertops with full height tile backsplash for easy clean-up.
- Convenient kitchen island (select plans).
- Contemporary ceiling pot and undermount cabinet lighting highlights your culinary innovations.
- Double stainless steel under mount sinks with single lever chrome faucet and pull-out vegetable spray by Blanco.
- Built-in water filtration system.
- In-sink garburator makes cleaning up a snap.

CHIC BATHROOMS

- Deep and relaxing soaker tub with custom tile surround (most homes).
- Elegant ceramic tile flooring.
- Oval porcelain sink and rich chrome faucets and single lever pressure-balanced shower control by American Standard.
- Full width vanity mirror.

GORGEOUS ENSUITES

- Luxurious shower stall with custom tile surround (most homes).
- Stylish and durable imported porcelain tile flooring.
- Granite counter-top and square porcelain sink by American Standard.
- Sleek framed vanity mirror with contemporary light fixture.

CONVENIENCE

- Ample visitor parking.
- Storage lockers (Condominium and “A” series townhomes only), and separate bicycle storage room.
- Hot water in-floor radiant heat in all condominiums and main levels of townhomes.
- Electric baseboard heating in upper floors and basements of townhouses for individual room temperature control.
- Central hot water systems with gas-fired energy efficient boilers.
- Pre-wired for all your Internet needs (Cable and DSL ready).
- Surround sound ready with speaker jacks in living rooms and media rooms (where applicable).
- Telus “Future Friendly” wired to allow for current and future access to Telus digital services.

PEACE OF MIND

- Secured and well lit underground parking, to which many townhomes have direct access.
- Hard-wired smoke detectors.
- Pre-wired for alarm system.
- Regularly scheduled building envelope inspections by Morrison Herschfield, certified Building Envelope Engineers.
- 2/5/10 year New Home Warranty by St. Paul Guarantee
 - Two-year coverage for materials, workmanship and major systems
 - Five-year coverage for water penetration
 - Ten-year coverage for structural defects

OPTIONS AND EXTRAS

- Laminate wood flooring in living and dining room (select plans).
- Carpet upgrade.
- Washer and dryer.
- In-suite security system.
- Additional Cat 5 home networking locations.
- Completion of roughed-in central vacuum system.