

# LILY TERRACE

FORT LANGLEY

## COLLECTIONS

**REFINED** — *Modern luxury inspired design featuring flat panel cabinetry, sleek quartz countertops and polished chrome hardware and fixtures throughout. Hardwood flooring throughout reveals a modern take on natural wood character.*

**HERITAGE** — *Speak to the beauty of a by-gone era with farmhouse style sinks, open metal and glass shelves, black hardware and lighting fixture details showcasing a warmer more refined take on the industrial aesthetic.*

## BUILDING DETAILS

- Luxury rated acoustic sound proofing system for all privacy walls, floors and corridors
  - Double dry-wall ceilings with sound bar
  - Double dry-wall corridor walls
  - 2x6 insulated double party walls with 1" airspace and double dry-wall
  - 1½" lightweight concrete on sub floor with ¾" sound matting
- Patio concrete pavers on all decks with self-contained water control
- Leaf guard gutters
- Window screens included
- Multi point entry doors
- High end patio sliding doors at custom heights\*

## LIVING AREAS

- Wide plank engineered hardwood throughout the home features rich and complex hues with heritage antique character and a UV oiled finish for a natural look and a notable resistance
- 5½" baseboards and shaker interior doors
- 9' ceilings throughout living areas with vaulted ceilings in terrace loft homes
- Energy efficient electric fireplace with dramatic marble wall feature and custom shelving (gas fireplace for terrace loft suites)
- Mitsubishi multi-zone ductless split forced-air system for heating and cooling
- Den enclosed with floor to ceiling glass wall and door\*
- Laundry and storage rooms with cabinet, sink and countertops\*
- Crown moulding throughout living area and master bedroom
- Smooth finish ceilings with home audio system set up featuring 2 pairs of 4" ceiling mount Episode Signature speakers (living and master) and Sonos Connect amp
- Roller shades on all windows
- Gas BBQ boxes on patios and decks
- Solid white oak suite entry doors

## CHOICE OF

- Two designer colour schemes *Heritage* and *Refined*
- Optional open shelving or full change to closed cabinets on either side of range hood
- Optional white shaker doors on perimeter cabinets (kitchen only)
- Polished chrome or black with luxe nickel plumbing fixtures
- Polished chrome or black door hardware throughout
- Optional feature paint colour

## KITCHENS

- A gourmet kitchen neighbours open-concept living and dining areas
- Oversized engineered quartz free-standing islands with waterfall edge complete with storage and eating bar
- Elegant solid quartz slab and hand set porcelain tile backsplash
- Undercabinet task lighting
- Choice of flat panel or shaker door style cabinetry with metal and glass open shelves — striking in design and ample in storage capabilities
- Pull out vertical full height pantry cabinet
- Split spice rack drawer and utensil stacking drawer
- Recycling organizer
- Oversized farm style sink with heritage inspired Brizo 'Artesso' single handle articulating kitchen faucet—inspired by factories of the early 20th century—showcasing a warmer more refined take on the industrial aesthetic
- Appliance wall complete with 36" Sub-Zero built-in French door refrigerator/freezer
- Bertazzoni built-in speed oven and integrated Sub-Zero wine refrigerator, with humidity control and the capacity for 46 bottles
- 36" Bertazzoni free standing 6 burner gas range complete with industrial chimney style hood fan
- Energy and water efficient Fisher & Paykel double dishwasher complete with quiet wash option
- Articulating wall mounted heritage inspired light fixtures become a feature design element on range wall

## SOCIAL SPACES

- Inviting lobby with large windows and marble wall details throughout
- Roof top entertainment/social lounge complete with comfortable seating, with walkout access to a 1162 square foot patio featuring a year round gas firepit
- On site secured kayak storage

## UPGRADE OPTIONS

- Ensuite vanity cabinet tower
- Frameless glass doors in main bath tub/shower
- Wool carpet in bedrooms
- Custom paint colours
- Secured private garages
- Optional storage room racking system
- Smart Home technology
- Roller blinds automation—motors and remotes

## MASTER SUITES

- Master bedrooms encompass a suite of spacious rooms including sleeping quarters, walk-in closets and ensuite
- Stunning marble walls extend from floor to ceiling
- Free standing tub with floor mount faucet and oversized shower with rain shower head, 10mm frameless glass doors and curbless porcelain tile base with low profile linear floor drain—allows for a seamless transition between floor and shower
- Double vanities with quartz countertops, undermount sinks, wall mounted faucets and ample storage
- Brizo-polished chrome or Brilliance® luxe nickel with matte black plumbing fixtures throughout
- Heated porcelain tile floors
- Walk in closets with solid shelving and organizers
- Sliding barn door to ensuite entrance\*
- Solid shelving and closet organizers

## PEACE OF MIND

- Video surveillance at all entry points
- Security system complete with 'Smart Home' technology pre-wire
- Secured keyless lobby entry phone system with floor-controlled access
- Gated and well-lit underground parking
- Private gear lockers—individual concrete storage lockers with steel doors
- Superior safety and fire protection includes monitored sprinklers and smoke detectors
- 50-year fiberglass roofing
- Comprehensive 2-5-10 homeowners warranty backed by Travelers Company of Canada

\*Select homes

CUSTOMIZE YOUR HOME

FEATURES AND FINISHES

