

FEATURES

YOUR MOUNTAINSIDE HAVEN

Natural materials, clean lines and extensive windows come together, with design by EG Design

Thoughtfully built for energy efficiency and lower environmental impact with long lasting recycled materials used throughout the construction process, including low-maintenance cement panel siding and three-toned gravel on flat roofs

Unique decorative driveway transitions seamlessly into soft landscaping and stepping stone path

Sophisticated vertical screen feature at front entry and main-level deck

Large double-car garage or single-car garage with covered carport

Enclosed backyard with patio and natural landscaping with native plantings for enhanced privacy and tranquil atmosphere

Gas bibs on deck and in backyard patio

Hose bibs by garage, deck and backyard patio

ESSENCE OF WEST COAST MODERN LIVING

Interiors by renowned Ste. Marie Studio, featuring soft, layered textural elements utilizing natural stone and wood throughout

Personalize your living space with two curated finish selections for each of the following home features:

- Engineered hardwood flooring
- Kitchen upper backsplash
- Powder room countertop
- Fireplace face & hearth stone

Airy smooth-finish ceiling heights:

- Two-Storey Homes (Hemlock, Spruce and Pine)
 - Main Level: Up to 10'
 - Lower Level: Up to 9'
- Three-Storey Homes (Maple and Cedar)
 - Main Level: Up to 10'
 - Lower Level: Up to 9'
 - Rec & Bedroom Level: Up to 9'
- Three-Storey Home (Fir)
 - Upper Level: Up to 9'
 - Main Level: Up to 10'
 - Lower Level: Up to 9'

Engineered oak hardwood flooring flows across all levels and stairs

Custom 8' solid-core front entry door

Strategically placed double-glazed windows with black vinyl frames

Control privacy with recessed roller blinds in living areas and dual shade roller blinds in bedrooms, each with rough-ins for motorization

Mechanical Room:

- Convenient mechanical room with drain and vinyl flooring
- Electric air source heat pump for heating and cooling
- Electric furnace
- High efficiency electric hot water tank

Dedicated laundry room offers plenty of space for organization:

- Full-size, front-load LG washer and dryer
- Countertop with stainless steel sink and pull-down faucet
- Built-in rod, cabinetry and shelving with LED strip lighting

Sleek stone-surround gas fireplace with 10" hearth, bronze metal trim detail and adjacent slatted cabinet for concealed AV storage

Main-level stairs feature slatted wall, stair-step lighting and oak handrail throughout for a sophisticated touch

Recessed pot lighting throughout and rough-in for dining room pendant to personalize your space

Spacious walk-in closets in primary bedrooms, with built-in rods and shelving organizers

IMPACTFUL GOURMET KITCHENS

Superior integrated appliances:

- 36" Liebherr refrigerator
- 36" Miele induction cooktop
- 36" Faber hood fan
- 30" Miele wall oven
- 24" Miele dishwasher
- 24" Miele microwave with trim kit
- 24" Marvel glass-panel wine fridge

Durable quartz countertops complement a unique backsplash design with LED strip lighting

Versatile islands span up to 11', with feature light fixtures above

Elegant soft-close white oak veneered lower cabinetry and full-height, flat-painted upper cabinetry with LED lighting

Pantry with feature slat millwork paneling and pull-out shelving

Single-basin stainless steel sink with pull-out Kohler faucet and pull-out recycling centre underneath

SERENE BATHROOMS

Elegant floating vanity with quartz countertop, deep undermount sink with Kohler faucet, soft-close drawers with integrated millwork pulls and motion-activated under cabinet lighting

High-efficiency, dual-flush toilet

Refined ensuite provides a personal sanctuary:

- Beautiful, unique porcelain tile design on walls and floor in a natural finish
- In-floor heating with wall-mounted control keeps comfort underfoot
- Centre-panel medicine cabinet for convenient storage
- Feature sconce lighting offers ideal level of illumination
- Enclosed, frameless glass shower features invigorating rain showerhead, built-in stainless steel niche and linear drain
- Luxurious 5' bathtub with sloping backrest and Kohler hand shower-wand
- Separate water closet (select homes)

Secondary ensuite is an elegant respite:

- Porcelain tiles with natural finish flows across flooring and ascends shower walls
- Integrated open shelving under mirror for additional storage
- Bathtub and shower with Kohler hand shower-wand

SOPHISTICATED POWDER ROOMS

Floating vanity with quartz countertop and round pedestal sink

Porcelain tiles with natural finish flows across flooring and vanity wall

Decorative sconce lighting

ELEVATED EXTRAS

Future access to The Studio*, a three-storey amenity building for Uplands residents located across the street

Rough-in for level 2 equivalent charging for EV charging in garage

Rough-in for security cameras in front entry and garage

Experience peace of mind with a 2-5-10 warranty from Travelers Canada

The Beedie Service Plus team ensures your expectations are exceeded throughout homeowner orientation, move-in and warranty periods

*Refer to Disclosure Statement for full details