



DAYTON
AVENUE

A LUXURIOUS LIVING EXPERIENCE
IN RICHMOND'S BROADMOOR
NEIGHBOURHOOD FEATURING
INDIVIDUAL STRATA HOMES
THOUGHTFULLY DESIGNED BY
YAMAMOTO ARCHITECTURE

LOCATED ON A PRIVATE ROAD
OFF DAYTON AVENUE, SPACIOUS
SECLUDED YARDS ARE BORDERED
BY 10' TALL EMERALD CEDAR HEDGES
THAT FURTHER ENHANCE PRIVACY

PRIVATE CLUBHOUSE AMENITY
BUILDING PROVIDES ALL THE EXTRA
COMFORTS AND ROOM TO ENTERTAIN
FRIENDS AND FAMILY OR TO GATHER
AND SOCIALIZE WITH NEIGHBOURS

LUSH GREENERY AND ELEGANT
LANDSCAPE DESIGNED BY
PMG LANDSCAPE ARCHITECTS

SOPHISTICATED INTERIORS
METICULOUSLY PLANNED AND
DESIGNED BY JACKEN HOMES TO BE
COMFORTABLE AND ENJOYABLE

FEATURES

DRAMATIC INTERIORS

- Towering 8 feet tall entry door with multi-point locking system opens to a vaulted ceiling as high as 20 feet connecting upper and lower living spaces
- Featuring decorative drops on 10' ground floor ceilings and 9' second floor ceilings
- Open-concept design is inviting to entertain as well as keeping family connected
- Extra-long-plank engineered hardwood flooring extends throughout upper living space and wood-grain tiles from Porcelanosa on main level
- Stylish and sleek linear gas fireplace or peninsula-style gas fireplace
- Generous walk-through or walk-in closets with His-and-Hers sections in the Master Bedroom
- Full laundry room with built-in cabinetry for extra storage, complete with side-by-side energy-efficient full-sized LG washer and dryer set
- Luxe wood-blend carpeting for upper floor and bedrooms (optional upgrade)

GOURMET KITCHENS PRIMED FOR PERFORMANCE

- Available in two colour schemes - Light or Dark
- Combination of wood veneer, glass and high gloss kitchen cabinets from GamaDecor of Spain paired with polished Caesarstone countertops
- Premium appliance collection includes:
 - Integrated 36" or 42" Sub-Zero refrigerator/freezer
 - Built-in 30" Wolf self-cleaning convection wall oven and steam oven with matching trim
 - 36" stainless steel 5-burner Wolf gas cooktop
 - 36" Wolf hood fan
 - 24" Sub-Zero under-counter wine storage or upgrade to 24" full-height Sub-Zero wine storage (select homes)
 - Integrated Asko dishwashers are energy- and water-efficient
- Stainless steel double-bowl sink with discreet InSinkErator waste disposal and modern commercial-style dual-stream faucet
- Multi-functional kitchen islands for working or eating (select homes)

LUXURIOUS SPA BATHROOMS

- European-inspired bathrooms feature double deluxe vanities with extra storage space for toiletries
- Sleek Italian-made Gessi faucets in Master Bathroom and powder room, and Italian-made Aquabrax faucets in ensuite
- Pampering Gessi rainfall showerhead in Master Bathroom
- Sleek under-mount porcelain vanity sinks from Duravit
- Frameless glass shower enclosures
- Water-efficient Duravit toilet (washlet optional)
- Relaxing freestanding or drop-in Acri-tec extra-large deep soaker tubs with massaging jets
- European ceramic floor and wall tiles

INTELLIGENT LIVING FEATURES

- Dual heating and cooling system
- High-efficiency condensing boiler powers the radiant floor heating system providing the most comfortable living environment
- Quiet high-efficiency heat pump provides heating and cooling alternatives, combined with the built-in HRV to greatly improve the indoor environment by circulating fresh outdoor air
- Easy-to-use Lutron lighting and blinds system with energy-saving capabilities as well as home-automation expansion capability (further expansion optional)
- Effortless built-in Hide-A-Hose Central Vacuum
- Patio includes a natural gas outlet for barbecue or patio heaters
- Fully wired for telephone, cable and data in each room for a well-connected home
- Built-in ceiling speakers (optional upgrade)
- Pre-ducted for solar panels

SAFETY AND SECURITY

- CCTV monitoring with PVR recording, line the exterior of all homes for an extra level of security and peace of mind
- Video doorbell with two-way communication
- Alarm system with one-year monitoring included

EXPANSIVE GARAGES

- Extra-large side-by-side two-car garage with bicycle storage
- High-grade PVC slat wall to maximize and customize your storage needs (optional upgrade)
- Garage side doors open to individual full-sized garbage and recycling areas
- Outfitted for electric car charging
- Water connection for hose conveniently located inside the garage for easy access and car washing

HOMES WITH CHARACTER

- Contemporary west coast architecture
- Standing seam metal roof
- Longboard wood-grain aluminum soffits
- Casement windows with metal cladding
- James Hardie panels and siding throughout

PEACE OF MIND

- Constructed to Built Green Gold and EnerGuide 82 Standards
- WBI Home Warranty 2-5-10 Comprehensive Warranty
 - Two years on labour and materials
 - Five years on building envelope
 - Ten years for structure