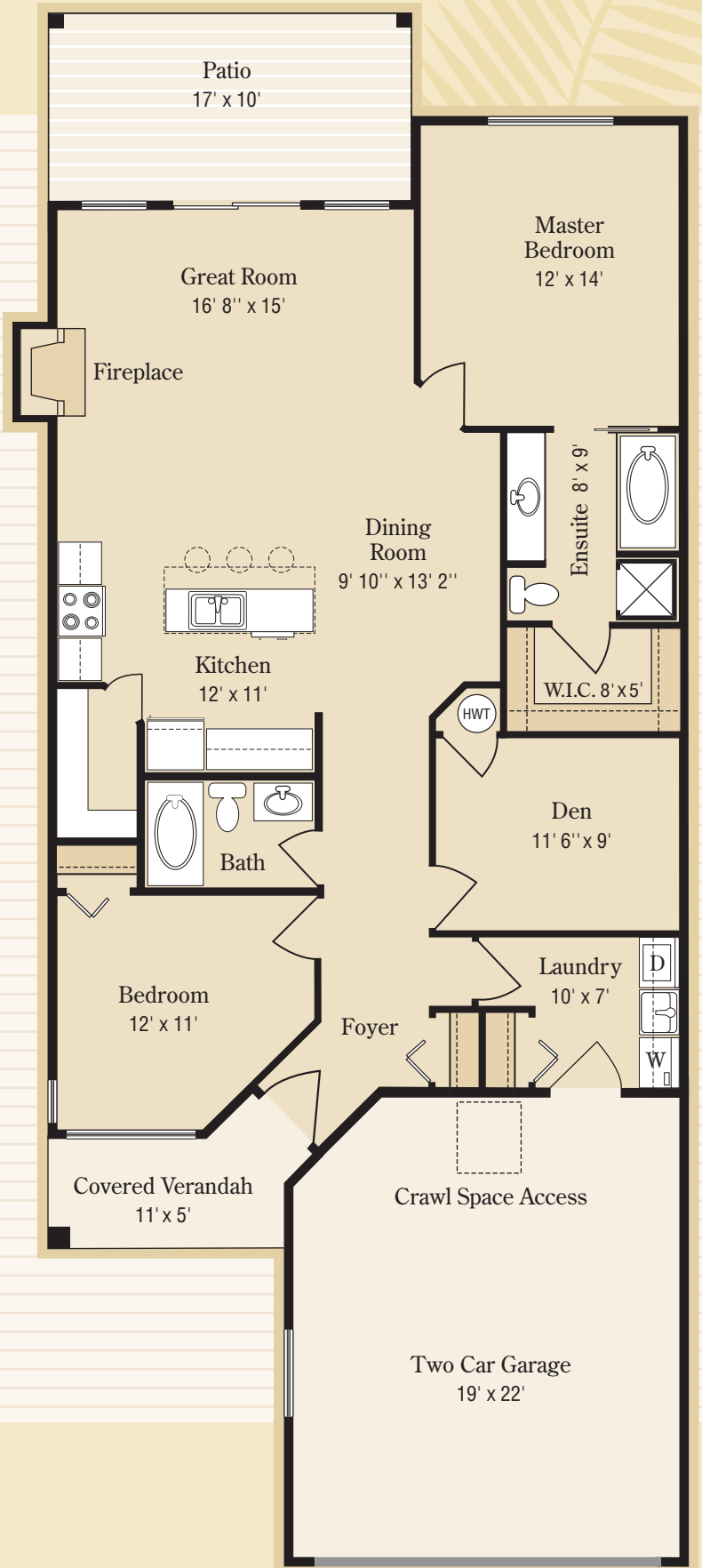


PLEASANT RIDGE

Estates

Your Home. Your Point of View.



NOTES

Rancher

2 Bedroom & Den ~ 1336 Square Feet

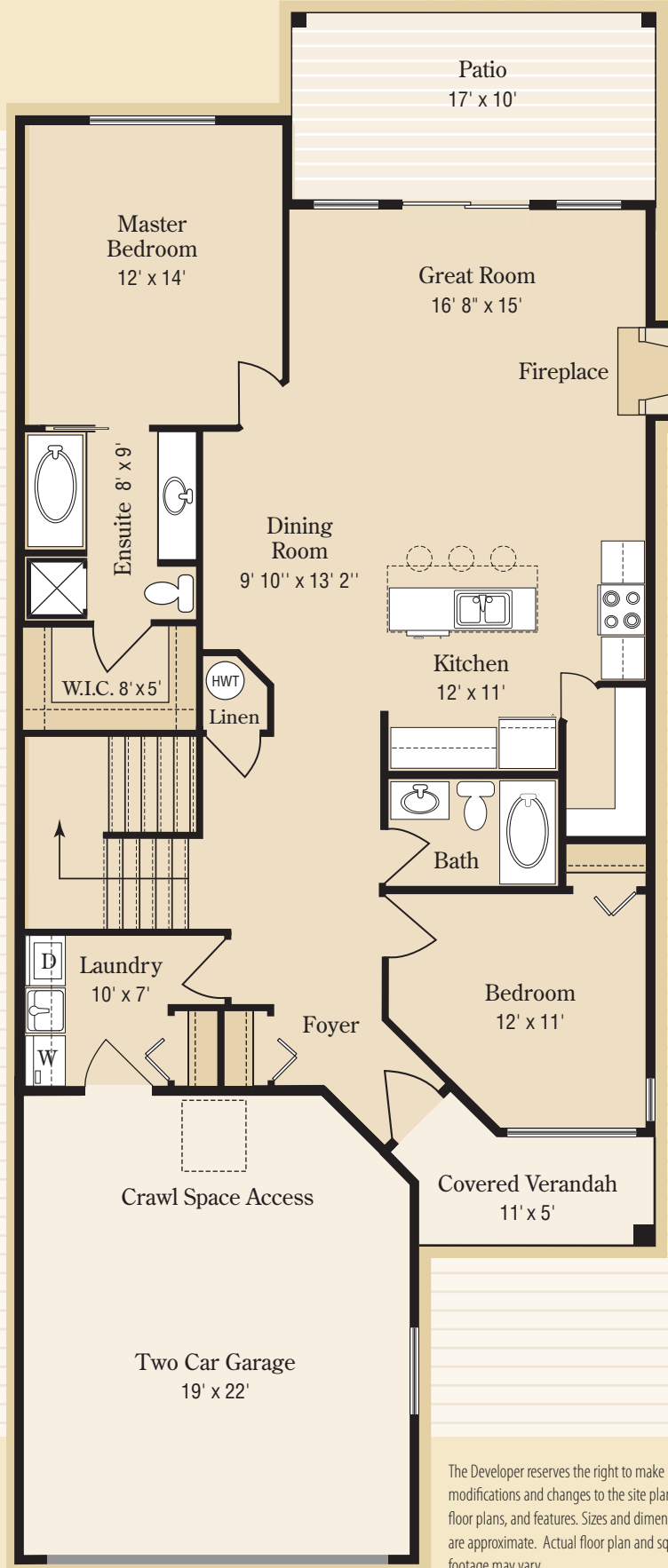
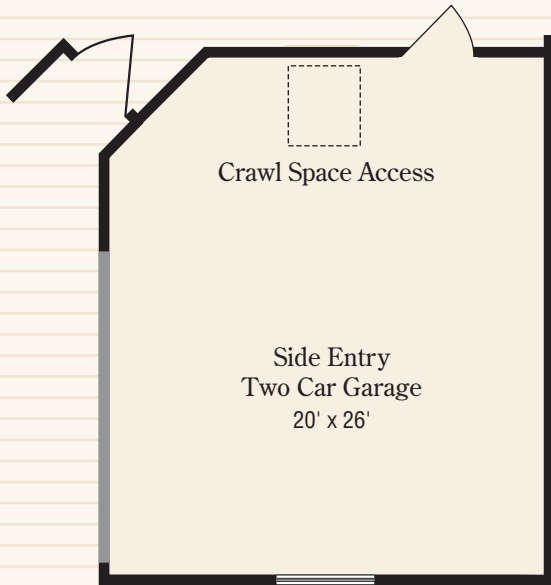
The Developer reserves the right to make modifications and changes to the site plan, floor plans, and features. Sizes and dimensions are approximate.

Actual floor plan and square footage may vary.

PLEASANT RIDGE

Estates

Your Home. Your Point of View.



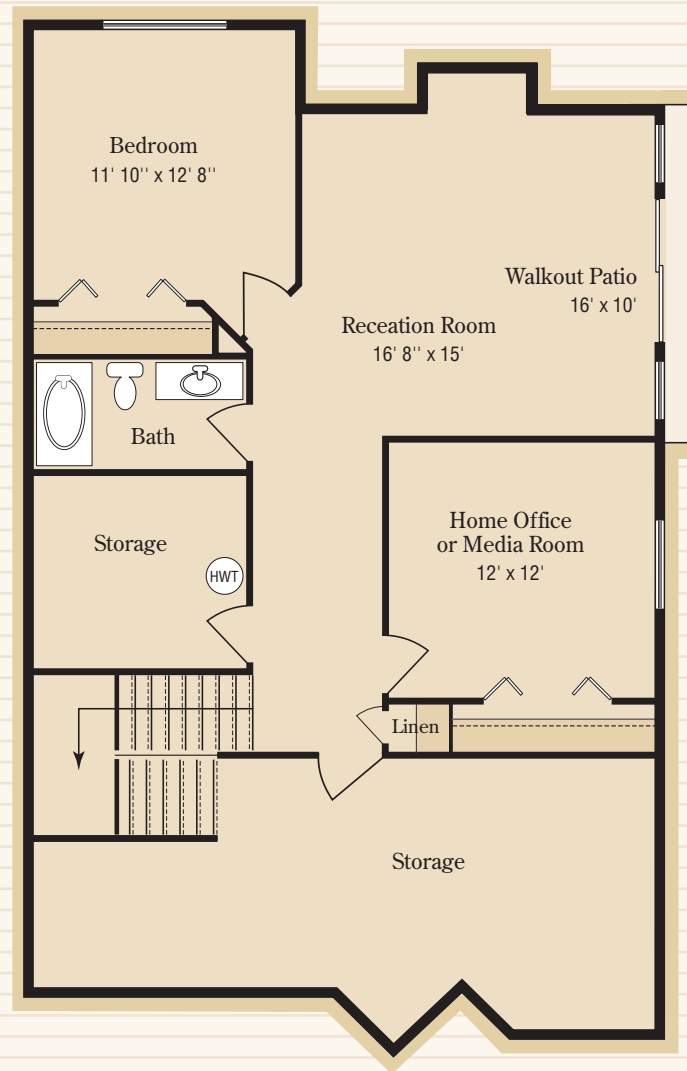
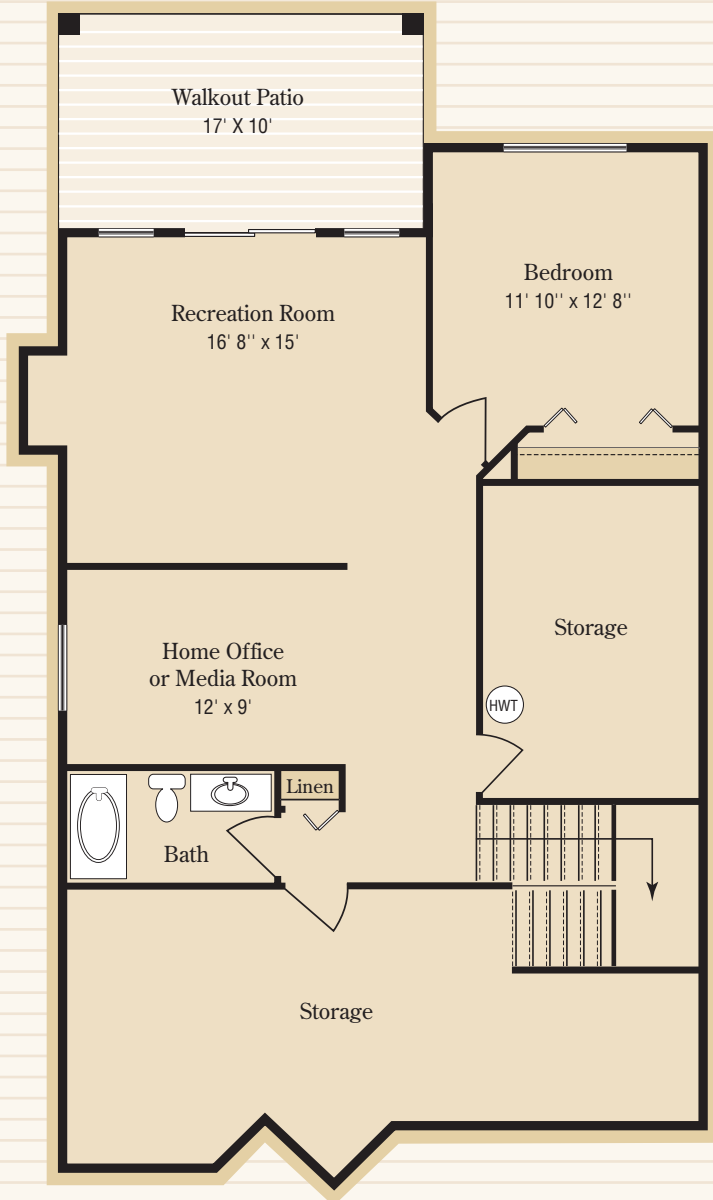
Rancher (Walk-Out)

3 Bedroom with Walk-Out Basement (*see over*)

Main Level: 1336 Square Feet

Basement: 930 Square Feet

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NOTES

WALK-OUT BASEMENTS ~ 930 Square Feet

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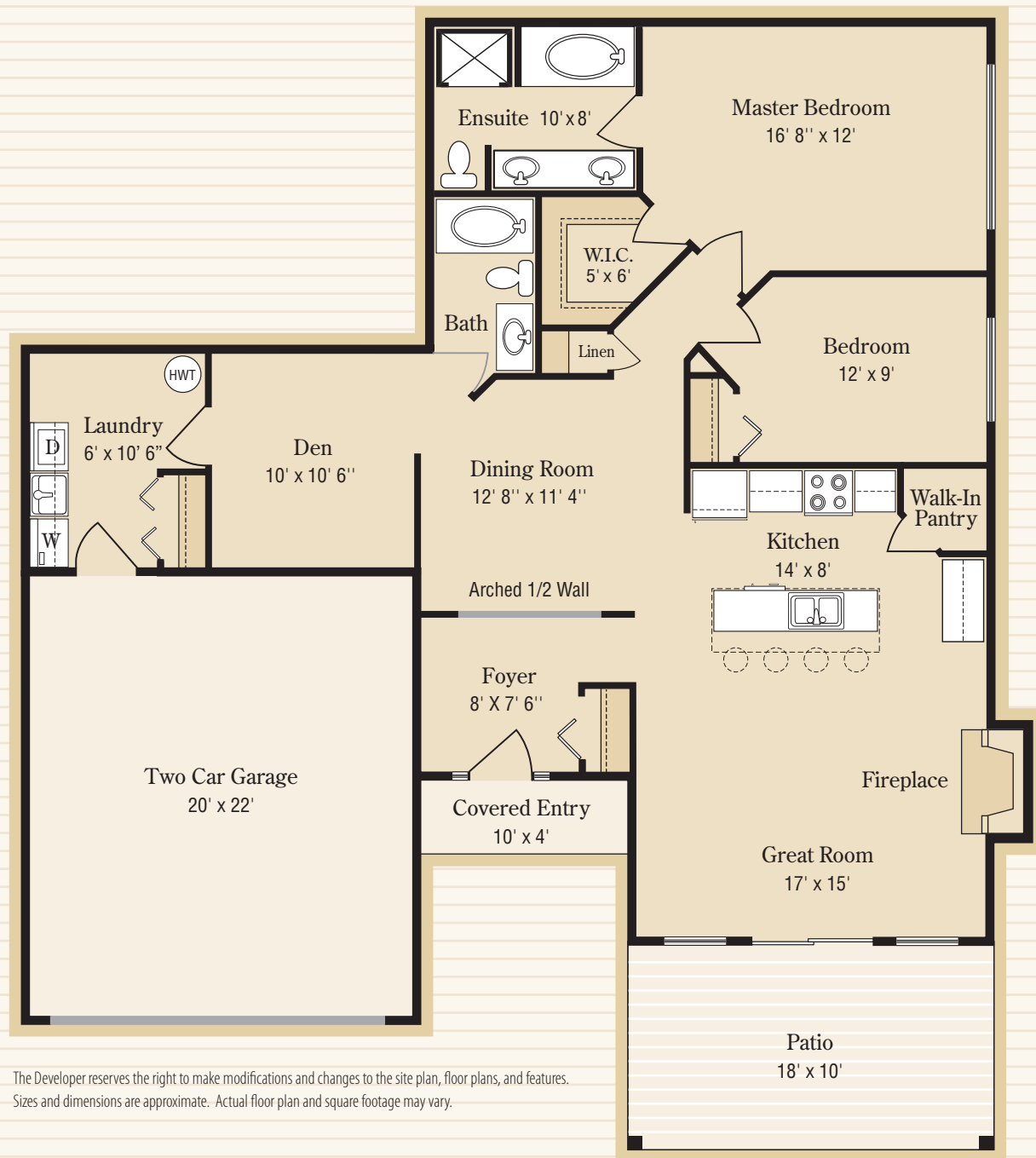
The Developer reserves the right to make modifications and changes to the site plan, floor plans, and features. Sizes and dimensions are approximate. Actual floor plan and square footage may vary.

Upper Level ENTRY 2 Bedroom & Den ~ 1500 Square Feet

PLEASANT RIDGE

Estates

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Lower Level ENTRY 2 Bedroom & Den ~ 1414 Square Feet

PLEASANT RIDGE

Estates

Your Home. Your Point of View.



Site Plan

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Features & Finishes

Exterior Features

A collection of superbly designed, West-Coast inspired homes

- Covered, verandah-style entry ways
- Cultured stone
- Maintenance free vinyl siding
- Double attached garages with exposed aggregate concrete driveways and automatic openers
- Oversized double-glazed vinyl windows with screens
- Extensive vinyl decks and/or exposed aggregate patios, many with panoramic views
- Fully landscaped grounds with irrigation system
- 35 year fiberglass asphalt shingles
- Constructed by "Dueck General Contracting", a proud member of the Canadian Home Builders' Association and a Licensed Builder under the Home Protection Office of British Columbia.

Well-Appointed Interiors

Select from 2 designer coordinated color schemes and a choice of 4 open concept floor plans

- Expansive 9 ft and 11 ft ceilings throughout the main floor
- A combination of laminate, ceramic tile, carpet and linoleum are offered in the standard flooring packages
- Warm, electric fireplaces are framed by an artistically crafted painted mantle with ceramic tile facing and hearth
- Raised panel interior doors accented with brushed hardware including lever handle door sets with sizeable painted wood baseboards and casings
- Designer selected light package and contemporary decora light switches
- Generous walk-in closets offered in all master bedrooms
- Nine foot walk-out basements are fully developed ensuring the home offers a multitude of functional options for owners
- Single French door to the den

Thoughtfully Designed Kitchens

Large, functional kitchens offer an abundance of counter space for effective working with plenty of storage

- Wood cabinetry featuring raised panel doors, crown molding, pot and pan drawers with under-cabinet lighting and valence
- Laminate kitchen countertops with optional upgrades
- Stainless steel sink with single lever chrome faucet by "Moen" with pull-out spray
- Walk-in pantry with ample storage
- Recessed pot lighting in some areas

Appliance Package

- Frigidaire frost-free 18 cu. ft. refrigerator
- Frigidaire 30" Cerantop slide-in, self-cleaning range
- Frigidaire ultra-quiet dishwasher
- Frigidaire top-loading washer and dryer
- Samsung over-the-range space-saver microwave

Modern Bathrooms

- Luxurious master bathroom features a private soaker tub enhanced with tile surround and a separate shower
- Spacious laminate vanity tops with designer faucets by "Moen"
- Environmentally responsible water efficient toilets
- Pressure-balanced shower valves
- Polished chrome bathroom accessories

Technology and Security

- Fire suppression sprinkler system
- Hard-wired smoke detectors
- Pre-wired for security system
- Cat 6 wiring for cable/internet
- Deadbolt lock and viewer on front entry door

See over for Construction Features & Customized Package Options

The developer reserves the right to make modifications to the Features & Finishes.

Construction Features

- Forced air electric furnace
- Acoustically designed double stud party walls between adjoining units
- Electric 40 gallon hot water tank
- 200 amp. electrical service
- Engineered floor joists
- Pre-wired for telephone outlets
- Rough-in for built in vacuum system
- Fully heated crawl space or basement
- Fiberglass laminated asphalt shingle roof with 35 year manufacturer warranty
- 2/5/10 Year Third Party Warranty provided by Travelers Guarantee

Customized Package Options

A lot of thought and careful consideration went into the design of these contemporary homes with interior and exterior features inspired by the desires of today's home buyers. The interiors are designed to showcase your individual taste. These upgrade options are available to add the touches you want to see in a home.

- Coordinated 2" window blinds
- Granite countertops with under-mount sink in kitchen and tile backsplash
- Jetted tub in ensuite
- Additional laminate flooring in the bedrooms and/or den
- Heated tile floor in the ensuite with a motion detected kick light
- Garburator
- Heat Pump
- Electric fireplace in basement

Notes:

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