

# FEATURES & SPECIFICATIONS at WEST COAST ESTATES



## VISIONARY MASTER-PLANNED COMMUNITY BY EXECUTIVE

- An unrivaled collection of over 290 homes in Contemporary West Coast Architecture – A True West Coast Lifestyle in a seaside location.
- Complete with 2.2 acres divided into two park areas of designated public park green space complete with walking paths, West Coast botanicals, seating & children's play area
- Masterful blend of graceful and bold West Coast Style architectural design by award winning dys Architecture
- Atmosphere Interiors – inspired by the contemporary demands of the end-user and the natural beauty of the West Coast - materials and designs reflects green living, functionality, longevity & sophistication in every detail.
- Surrounded by convenience, West Coast Estates is seconds away from all the day-to-day amenities, recreation and lifestyle needs – a Synergy of choices, all year round.

## CONTEMPORARY WEST COAST ARCHITECTURE & DESIGN

- A grand sense of arrival – with elevated raised porches, large format contemporary paving stones leading to entrance, LED soffit accent pot-lights & inviting grey aluminum lantern style outdoor sconces
- The exteriors of each home will have distinct contemporary west coast style rooflines in 3 styles (from sloped to horizontal) and features:
  - › 8" cement fiber plank siding,
  - › Stained Wood Toned Soffits, striking wood posts and beam,
  - › Accented stone veneer walls,
  - › Canopies over patio doors & side doors,
  - › Elegant solid core stained entry doors
- Three Styles of Home Design
- Three Exterior color schemes (Harbour stone, Arctic White, Shoreline sand)
- Fenced manicured yards
- All homes comes with Parking garages for 2 vehicles; select homes with additional exterior stall

## RADIANT INTERIORS – CALL IT HOME

- Two Interior color schemes (Saturna & Mayne) Inspired by nature, west coast style, warm and contemporary with timeless appeal.
- Overheight 9" ceilings on main level and up to 15" soaring vaulted ceiling on the upper level
- Large oversized picture windows for optimal natural light & openness
- Open contemporary & expansive floorplans with generous open gourmet kitchens and entertainment sized living and dining areas
- Seamless outdoor / indoor living with French patio doors leading to your private fenced backyard
- Recessed LED pot-lights throughout & ceiling mount fixtures in bedrooms, laundry, walk-in closets & mudrooms
- Elegant wide plank laminate floors in main living, dining, kitchen
- Cut-piled, stain resistant, eco friendly luxury carpet on staircases & upper level
- Ample storage features from:
  - › Slide-out pantries in kitchens,
  - › Linen closets on upper level,
  - › Master Bedroom walk-in closet,
  - › All homes with mud-rooms complete with built-in storage systems,
- Laundry rooms with built-in countertops & hanging rods
- Select homes have laundry sinks
- Select homes with gas fireplace & floor to ceiling surround

## SUSTAINABLE DESIGN AND CONSTRUCTION

- Central Forced Air heating
- Integrated Rainscreen technology
- Energy Star appliances \* selected
- 2-5-10 warranty
- 1 year in-suite warranty on materials & labour

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## COOKING IS AN ARTFORM – SO IS THE KITCHEN

- Unleashing your creativity in the kitchen & inspired by the confidence & beauty of your surroundings
- Sleek flat paneled cabinetry – textured & wood grained precision engineered
- Natural light, open display areas and generous proportions create an airy and inviting space
- Open shelving in Alpine white
- Quartz countertops – a timeless classic, non-porous & heat-resistant (Blizzard or White Shimmer)
- Warm white classy linear 4x24 ceramic backsplash
- Stainless steel edge pull cabinet hardware
- Pull-out pantry with chrome baskets & lazy susan swivel tray for optimal corner storage
- Elegant chrome gooseneck kitchen faucet with pull-down jet spray
- Hand-crafted stainless steel 32" wide apron sink. Laneways & Lock-off suites: 24" stainless steel finish undermount sink
- Under cabinet recessed accent puck-lights
- Select homes with kitchen islands & breakfast bar

## ESTATE HOMES APPLIANCES – ELEGANCE TO THE TOUCH

- 36" Fisher & Paykel Stainless Steel fridge w/ French doors & bottom freezer drawers
- Optional 30" Fisher & Paykel brushed stainless 4-burner gas range, cast iron grates, convection oven, removable doors & black glass
- 24" Samsung top control stainless steel dishwasher, smart leak sensor, quiet & adjustable top rack up to 2"
- 30" AEG Perfekt-Glide stainless steel pull-out rangehood (paneled finish)
- Panasonic stainless steel Microwave & trim kit for off-the-counter-built-in convenience
- Samsung Ultra Large Capacity front loading washer & dryer

Laneway homes & Lock-off suites: 24" Moffat S/S fridge, GE 24" electric range with ceramic glass cooktop, GE 18" S/S dishwasher, GE Combo microwave / venthood, Samsung Front-loading 24" stackable washer/dryer

## LUXURIOUS SPA INSPIRED BATHROOMS

- Where beauty is with the beholder, starting with the essentials:
  - › Floating vanities finished in elegant flat paneled luxurious textured wood laminate cabinetry and paneling
  - › Contemporary contoured edge pulls
  - › Quartz countertops and shower niche shelving in Blizzard or White Shimmer
  - › 12 x 24 porcelain tiled floors, Master ensuite: 12 x 24 weave glazed porcelain tiled floors & wall tile; mosaic porcelain shower floors
- LED sconce lights in secondary bathrooms, Pendant lights in Master ensuite
- Stunning chrome faucets, wall-mounted faucet in powder rooms, combination handheld shower bar & rain shower head in Master ensuite
- Deep soaker tubs, (Freestanding bathtub in select homes) & frameless glass showers
- Sophisticated rectangular white undermount sinks in all bathrooms. Master ensuite with dual sink vanities. Powder room with elegant surface mount sink.
- Dual-flush eco-flow toilets throughout, master ensuite with enclosed water closets
- Powder rooms or full guest bathrooms on main level

## OPTIONAL MASTER PATIO UPGRADE

- Option to upgrade to an entertainment lover's patio complete with:
  - › Built-in Barbeque Kitchen
  - › Gas barbeque
  - › Black Granite countertop with stone clad veneer & Stainless steel double French doors
  - › Gas bib installation for barbeque
  - › Dream Cast 36" Sultan Gas Fire bowl with lava rocks – gas line included
  - › Elegant large format patio pavers