

First Impressions at Arrival

- Excellent location in the heart of the new master-planned West Cloverdale community with easy access to commuter routes, shopping, services, schools and parks
- A new elementary school – Al McLennan – just steps away
- The expansive Cloverdale athletic park just around the corner
- A wide range in sizes from affordable 2 bedroom homes to large 4 bedroom end homes
- Distinctive architecture blending traditional heritage styling with modern touches
- 3 exterior heritage colour schemes that give individuality and complement the project theme
- Extensive architectural detailing including bay windows, gables, brackets, rafters, trellis, and board and batten siding
- Generous use of wood accents and Hardi shingle and board and batton siding
- Durable vinyl siding and long-lasting asphalt shingle roofing
- Spacious and inviting porches and/or decks that invite outdoor living
- Elegant corner entry monument with distinctive Laredo logo
- Professionally designed and landscaped grounds and yards
- Mountain views from some homes
- 2 parking spaces per home
- Conveniently located visitor parking

Distinctive Interior Touches

- 9 ft ceilings on main floor
- Choice of 2 elegant interior colour schemes by Different Design Group
- Contemporary floor plans that efficiently use space and maximize value
- Hand-set imported ceramic tile entry flooring
- Durable 3/4 oz nylon plush carpet
- Cozy & efficient living room fireplace with designer mantle
- Baseboard heat for individual room temperature control
- Carrera 2 panel smooth interior doors
- Door hardware with satin nickel finish
- Decora-style rocker light switches
- Custom-made window blinds on all windows
- Convenient built-in wire closet shelving
- Pre-wiring of living rooms, family rooms and all bedrooms with cable jack for television or high-speed internet from Shaw Cable
- Cat 5 wired for home networking, and Telus ADSL internet and future digital services
- Automatic garage door opener
- Rough-in vacuum system
- 50 gallon hot water tank
- Built-in linen closets (some plans)
- Bonus storage areas in garage (some plans)

Immaculately Appointed Kitchens

- Laminate wood flooring in kitchen and family room/ nook areas
- Whirlpool appliance package including 18 cu ft deluxe glass-shelved refrigerator,

self-cleaning electric range with

- electronic controls, hood fan and ultra quiet Energy Star dishwasher
- Custom-designed laminate cabinetry in a choice of 2 colours
- Conveniently located microwave shelf
- Durable laminate countertops for easy cleaning
- Full height tile backsplash
- Contemporary pot lighting
- Double stainless steel sink with single lever chrome faucet by Delta
- Convenient pull-out vegetable spray
- Built-in garbage disposal
- Outside decks off all kitchens for ease of outdoor dining and relaxation
- Spacious family rooms and/or eating nooks
- Kitchen islands (some plans)

Elegant Bathrooms

- All homes with 2 or more bathrooms
- 3 full bathrooms for end homes
- Private and well-appointed ensuites with tile flooring off all master-bedrooms
- Custom-designed laminate cabinets with decorative nickel pulls
- Durable laminate countertops with integral backsplash
- Elegant ceramic tile surround with tile accents in bathtub and shower
- Full width vanity mirror (ensuites only)
- Oval porcelain sinks
- Polished chrome faucets by Delta
- Single lever pressure-balanced shower control by Delta
- Easy care vinyl flooring in main bathrooms

Peace of Mind Features

- Industry-leading 2-5-10 Home Warranty by the St. Paul Guarantee Insurance with 2 year protection covering materials & labour defects; 5 year protection covering building envelope defects; and 10 year protection covering structural defects
- Low maintenance and durable exterior materials used
- Modern rainscreen building envelope system that maximizes resistance to water penetration in the West Coast climate
- Building envelope inspections during construction by Eco-Design, certified Building Envelope Engineers
- Energy efficient & durable double-glazed vinyl windows by Starline
- Plywood sheathing used on exterior walls
- Pre-wired for alarm system
- Hard-wired smoke detectors
- Perimeter fencing and well-lit common areas

Options

- Granite kitchen countertops
- Granite kitchen island (where applicable)
- Laminate wood flooring throughout the main level
- Stainless steel kitchen appliances
- Washer/ dryer
- Functional alarm system
- Above-desk cabinet [Armatillo (A) plan only]