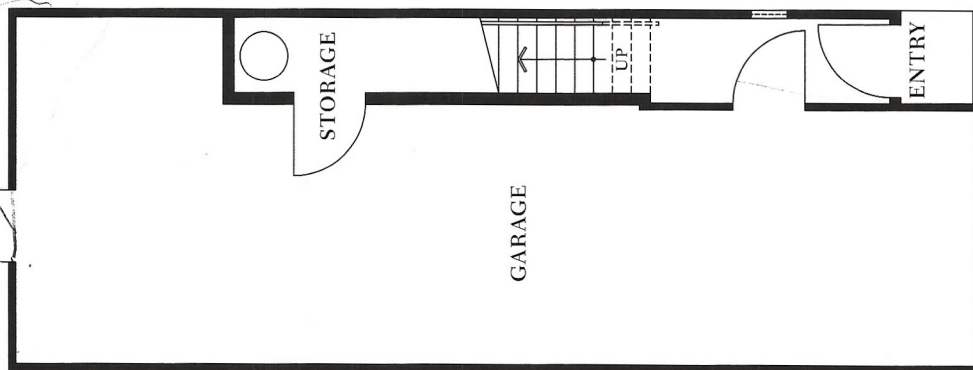
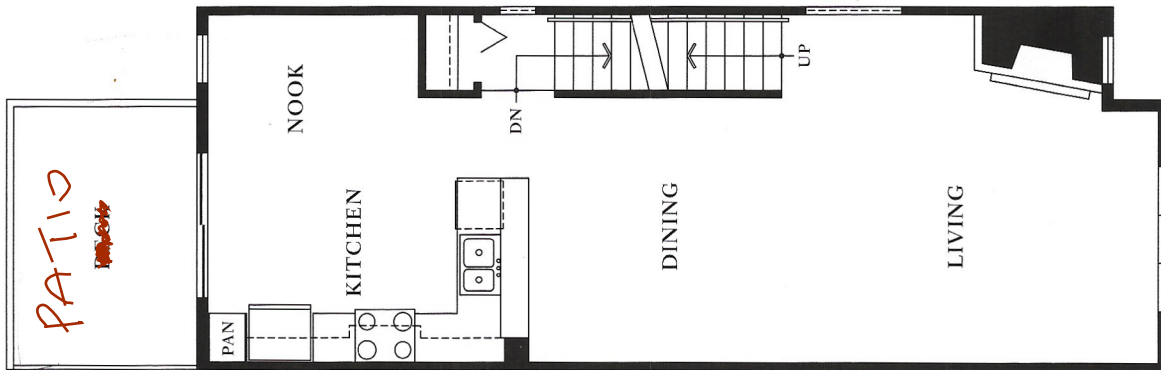
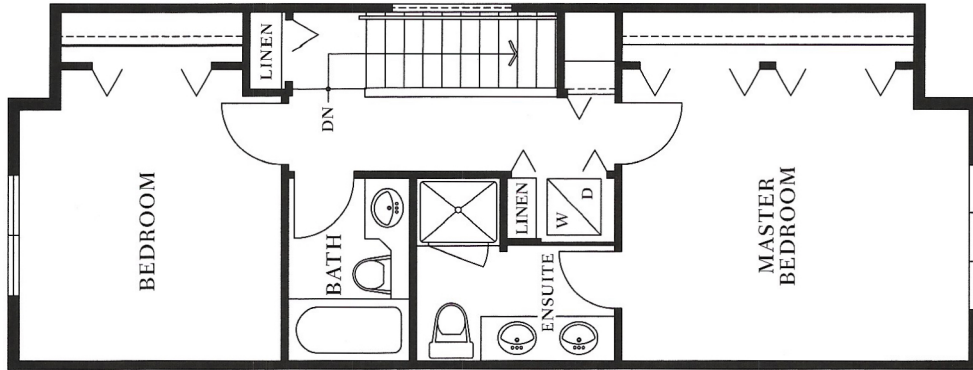


PLAN A | THE ARLINGTON SERIES

TWO BEDROOM APPROX. 1,221 – 1,309 SQUARE FEET

OAKLANDS
PANORAMA PLACE



FEATURES

Impressive Arrival

- Warm and gracious village Craftsman-style townhomes by renowned Gomeroff Bell Lyon Architects Group.
- Distinctive monuments and a lushly landscaped entry circle mark your arrival at this distinguished address.
- Extensive landscape features: children's play area, landscaped common garden areas and pedestrian walkways.
- Private yards with ample decks or patios surrounded by picket fences let you live the good life outside on warm days.
- You're welcomed home by Heritage-style front doors with windows and satin chrome hardware by Taymor.
- Laminate wood flooring at all ground floor entries, kitchens and nooks puts good taste at your feet.

Innovative Interiors

- Electric fireplace promises cozy evenings.
- Four panel heritage-style interior doors elegantly finished with satin chrome hardware by Taymor.
- Painted baseboards and door casings throughout main rooms.
- Two designer colour schemes to suit your individual taste: Southern Oak or Teak.
- Plush cut-pile nylon carpeting by Beaulieu combines style with comfort.
- Blinds by Abbey window covers.
- Individually zoned electric baseboard heat with wall-mounted thermostats.

Creative Kitchens

- Richly finished custom Cherry or Maple laminate cabinetry enhanced with decorative brushed nickel pulls.
- Special cabinet features including a bank of drawers with roll-out pot drawer and built-in microwave shelf.
- Designer selected laminate countertops with integral backsplash.
- Double stainless steel sink with stylish single lever faucet in chrome and convenient vegetable spray.

- Contemporary stainless steel appliances by Frigidaire:
 - 18 cubic foot refrigerator
 - Energy-efficient dishwasher
 - Self-cleaning electric range
 - Dual-speed hood fan with light (in most homes)
- Convenient breakfast bar for busy mornings.
- Full-height pantry in most homes.
- Warm birch laminate wood flooring.
- Directional halogen track lighting puts your kitchen creativity in the spotlight.
- Eating nook in some plans.

Beautiful Bathrooms

- Lie back and relax in the bathtub from Sterling by Kohler with hand-set ceramic tile surround.
- Dual sinks in ensuite with polished chrome faucets by Price Pfister.
- Locking drawer in ensuite.
- Custom Cherry or Maple laminate cabinetry with decorative brushed nickel pulls as the elegant finishing touch.
- Full vanity width mirror with cosmetic light bar.
- Single-lever pressure balanced shower control by Price Pfister.
- Polished chrome accessories by Price Pfister.
- "Prelude" vinyl flooring by Congoleum.
- Water closet from Sterling by Kohler.

Conveniences

- Built-in closet shelving.
- Cable outlets in principal rooms.
- Telephone jacks in all bedrooms, kitchen, family and living rooms.
- Two multi-media internet connections.
- Washer and dryer rough-in on bedroom level.
- Two-car attached garage.
- Extra visitor parking in the community.

Security

- Hard wired smoke detectors.
- 1" deadbolt and satin chrome hardware on front entry door by Yale.
- Exterior lighting at front and rear entries.
- Perimeter fencing and selective landscape lighting in common areas.
- Polygon New Generation Rain Screen Construction.
- Comprehensive 2/5/10 warranties from St. Paul Guarantee:
 - Two-year material and labour
 - Five-year building envelope
 - Ten-year structural defects

The Panorama Club

- Grand boulevard entrance leads to the majestic 12,000-plus square foot clubhouse.
 - Extensive landscaping with water features.
 - Great room with stone fireplace and sophisticated billiards lounge.
 - Outdoor life is catered to with the large patio, resort-style pool and spa, outdoor barbeque, fireplace, and separate children's play area.
 - Fitness studio.
 - Kitchen for larger social gatherings.
 - Screening room for movies and sporting events.
 - Floor hockey arena with viewing area.
 - Workshop.
 - Multi-purpose room for crafts, birthday parties and more.
 - Two guest suites for out-of-town visitors.
 - Library.
 - On-site resident concierge.
 - Activities coordinator.
- ## Options
- Washer and dryer.
 - Wireless security system.
 - Garage door opener.

Structural Systems

- Building structure designed for seismic and wind loading in accordance with the BC Building Code 1998 edition.
- Reinforcing steel, concrete, beams, built up wood roof trusses and timber design all conform to the Canadian Standards Association Requirements.
- Structural timber is graded and stamped in accordance with the NLGA Standard Grading Rules for Canadian Lumber.

Electrical Systems

- Each home has individual electrical control panels, manufactured by F.P.E.
- Hard wired smoke detectors, manufactured by Firex, provide enhanced safety with no possibility of failure due to dead batteries.
- Telephone jack in master and first bedrooms.
- Decora-type wall switches.
- CAT 5e in-suite telephone/internet/faxcom wiring.
- Two multi-port communication outlets in each home.

Plumbing/Mechanical Systems

- Plumbing installation and materials conform to the BC Plumbing and Building Code 1998 Edition and current City of Surrey Plumbing Bylaws.
- 50 US gallon electric water heaters manufactured by Rheem Inc.
- Proven Pex cross-linked polyethylene and copper distribution piping within each home.
- Individual water shut-off valve for each home.
- Easy access water shut-off to the laundry in each home.
- Delta kitchen faucets with a lifetime limited warranty on both the finish and integral parts.
- Water closets from Sterling by Kohler.
- Sterling bathtubs by Kohler in main bathrooms.
- Homes individually metered for electricity consumption.
- Napoleon Electric fireplace controlled with wall mounted switch and remote manufactured by Dimplex North America, supplied and installed by Fireplaces Unlimited.

Key Consultants

Architect:
Gomberoff Bell Lyon
Architects Group Inc.

Structural Engineers:
Bevan-Pritchard Man Associates Ltd.

Mechanical Engineers:
Stantec Consulting Ltd.

Electrical Engineers:
Arnold Nemetz and Associates Ltd.

Civil Engineers:
Hunter Laird Engineering Ltd.
Consulting Civil Engineers

Landscape Architect:
DMG Landscape Architects

Environmental Engineers:
Keystone Environmental Ltd.

Geotechnical Engineers:
Golder Associates Ltd.

Survey:
Olsen and Associates Ltd.

Arborist:
DMG Landscape Architects

SITE PLAN



64th AVENUE