



WESTVIEW

SITE PLAN, FEATURES & FLOOR PLANS



south island
HOME TEAM



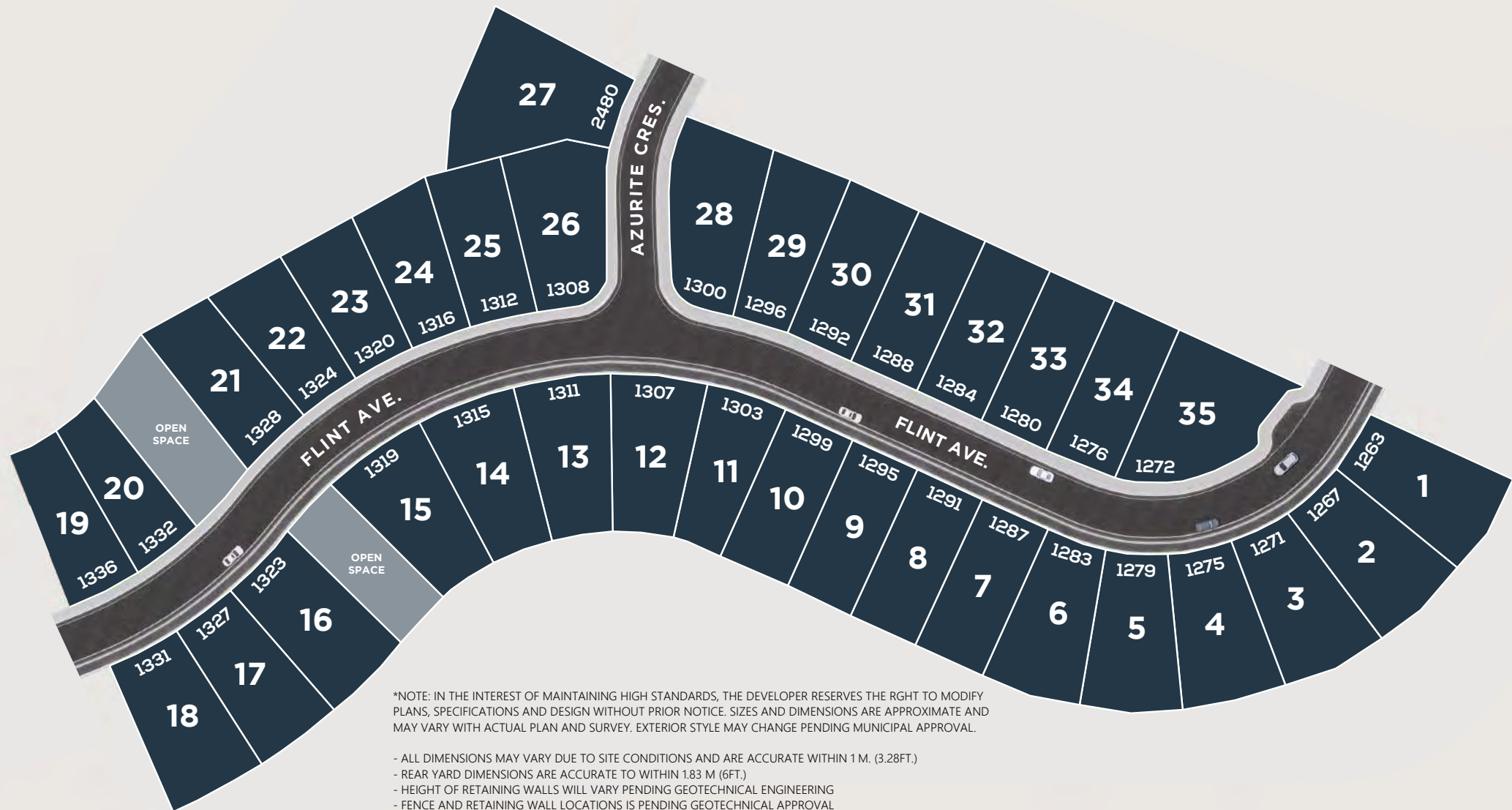
Helping you is what we do.™

Mike Hartshorne** | 250-474-4800 | WestviewBC.ca

*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending governing parties approval. Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice. **Personal Real Estate Corporation.



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Site Plan

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INSPIRED INTERIORS

- Colour scheme designed by Dawn Garneau of Award Winning Nygaard Interior Designs
- High volume, 9ft tall ceilings on main floor
- Stylish and discrete 2" urban faux wood collection blinds
- Durable 100% BCF Sol. Dyed carpeting in bedrooms and bonus room**
- High quality 12mm laminate flooring; environmentally friendly and carries 25 years warranty, on main floor including entry, kitchen dining living, and powder room and hallways
- Quality trim package throughout the home
- Large windows for plenty of natural light
- Sleek, Napoleon Ascent 36" gas fireplace with blower fan
- Painted artisan solid wood banister and railings**
- LED lighting in the bedrooms, halls, laundry, walk in closet and living room
- Custom wood organizer in master bedroom walk in closet
- Convenient wire shelving in bedroom closets and pantry**
- Built Green Certified

EASY LIVING

- Energy Star high efficiency modulating gas furnace with programable thermostat with air conditioning rough in, providing you year-round comfort
- Hot water on demand with recirculation line to deliver hot water to faucets quickly which conserve water and energy
- Fridge water line connected
- Standard rough in for gas range and BBQ outlet
- Fiber Optic telecommunications network connected to a smart panel
- Cable and telephone in living room and master bedroom
- Soffit plugs for Christmas lights
- Exterior weatherproof plugs
- Carbon monoxide & direct wire smoke detectors as per BC Building Code
- 200 AMP service
- Pantry and laundry room include motion activated lights

GOURMET KITCHENS

- Your choice of 2 options of durable quartz countertops with tiled backsplash
- Black pulldown faucet with Power Clean technology
- Stylish pendant fixture over kitchen island
- Sleek undercabinet LED puck lights
- Cabinet doors and sliding drawers with soft-close hardware
- Undermount 18-gauge stainless steel sink
- Premium stainless-steel appliance package including:
 - o 4 Element Slide-In Electric Range
 - o Energy Star refrigerator
 - o Energy Star dishwasher with touch control
 - o Inverter Stainless Steel Microwave Oven

BEAUTIFUL BATHROOMS

- Elegant quartz countertop in all bathrooms
- Luxurious tile flooring in the ensuite and main bathroom
- Decorative polished chrome towel bars and paper holders
- Soft close toilet seats in the main house

LAUNDRY

- Dedicated laundry room**
- Front-load dryer and Energy Star washer
- Laminate countertop above laundry appliances **
- Main house laundry with tile flooring

*Buyer has been notified that upgrade option of synthetic lawn has been made available. Due to the nature and sensitivity of environmental requirements for healthy and long lasting sod, buyers discretion is advised should sod be chosen. Developer does not, under any circumstance, guarantee or warranty sod.

**if applicable

Some homes may include a sewer grinder pump in the lower floor

IN THE EVENT OF SHIPPING DELAYS OR DISCONTINUED PRODUCTS AND TO MAINTAIN HIGH STANDARDS, THE DEVELOPER RESERVES THE RIGHT TO MODIFY PLANS, SPECIFICATIONS AND DESIGN WITHOUT PRIOR NOTICE.



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Features - July 8th, 2020

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CURB APPEAL

- Multi-level homes with double garages
- Private and easy-care yards*
- Large oversized decks with aluminum railings and patios on all homes for outdoor living**
- Pre-coloured fibre cement exterior siding and trims, carrying a 15 year warranty
- Cultured Stone Accents**
- Energy efficient double-glazed vinyl windows with argon gas
- 30 year warranty laminated fiberglass roofing shingle system with R-40 roof insulation
- Concrete driveways
- Two remote control devices for automatic garage door access
- Professionally landscaped yards with in-ground irrigation*
- R-20 wall with 6 mil. polyurethane and acoustical sealant for your comfort
- Wall and ceilings of garages are insulated, drywalled and painted
- Cedar panel rear and side fencing included *

SUITES**

- One onsite parking space
- Laminate flooring in the main living areas and carpet in bedroom(s)
- Linoleum in bathroom and laundry
- Quartz countertops in the kitchen & bathrooms
- Inclusive Energy Star appliance package (stainless steel):
 - o Electric ceramic top range
 - o Fridge with freezer
 - o Energy Star dishwasher with touch control**
 - o Hood fan
 - o Electric stacked laundry center
- Cable and telephone in living room

PEACE OF MIND

Verity Construction's Homeowner Support

- Multiple Award-Winning Company, including Best Customer Service, Built Green Builder of the Year; and too many more to list – please visit our website for more information
- After framing, each home will have a rough-in walk through and lot orientation on-site
- Final walk-through prior to occupancy
- In-house customer service department
- Emergency service support

WARRANTY

Travelers' 2-5-10 New Home Warranty

- 2 year materials and labour warranty
- 5 year building envelope warranty
- 10 year structural defects warranty

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**if applicable

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* Fencing will be provided as close to the property line as site conditions permit, as determined by the Developer
Cedar panel rear and side fencing up to the rear corner of the house are included; gates and panels to fully enclosed yards are available as an upgrade

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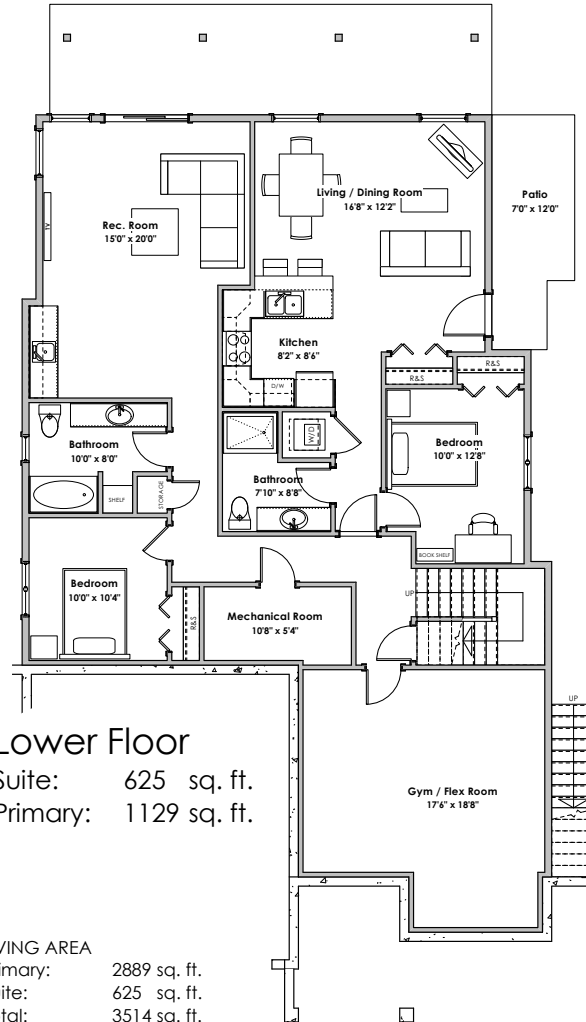


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Furniture as shown on plans are for layout purposes only and are not included in the sale.



Lower Floor

Suite: 625 sq. ft.

Primary: 1129 sq. ft.

LIVING AREA

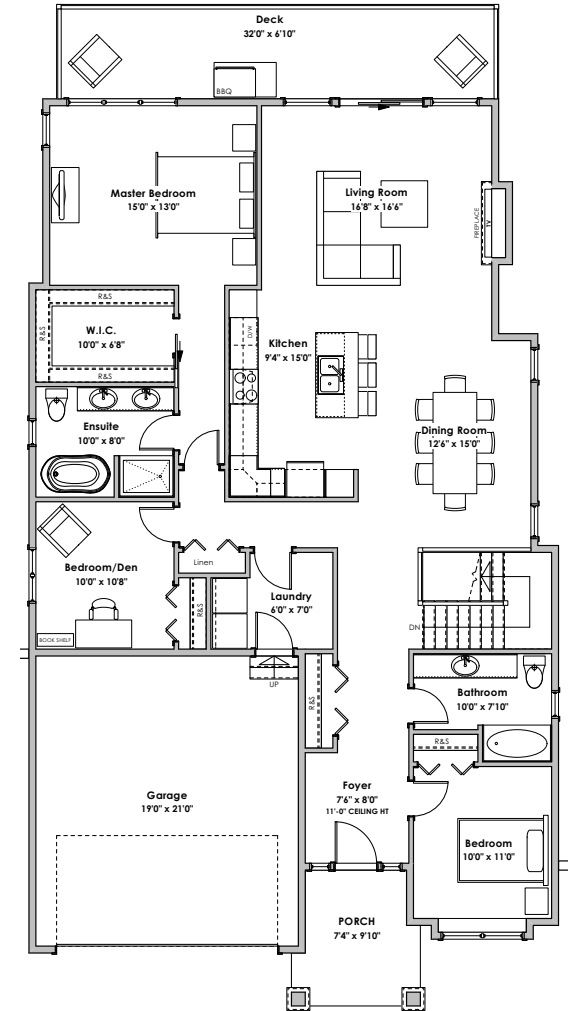
Primary: 2889 sq. ft.

Suite: 625 sq. ft.

Total: 3514 sq. ft.

OTHER

Garage: 440 sq. ft.



Main Floor

1760 sq. ft.



'Hillock' Coastal - 3,514 sq. ft.

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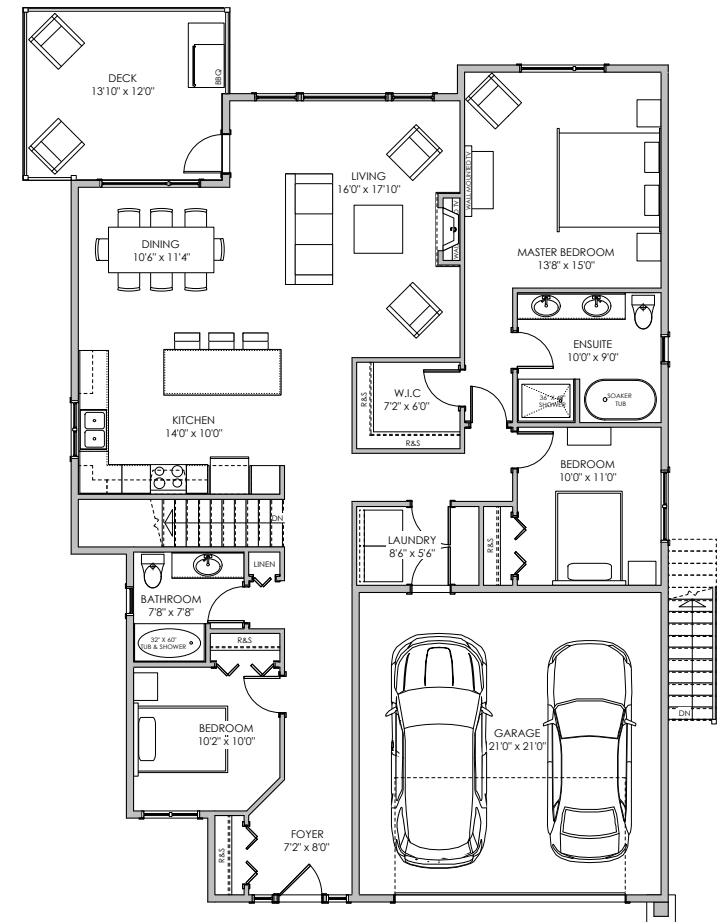
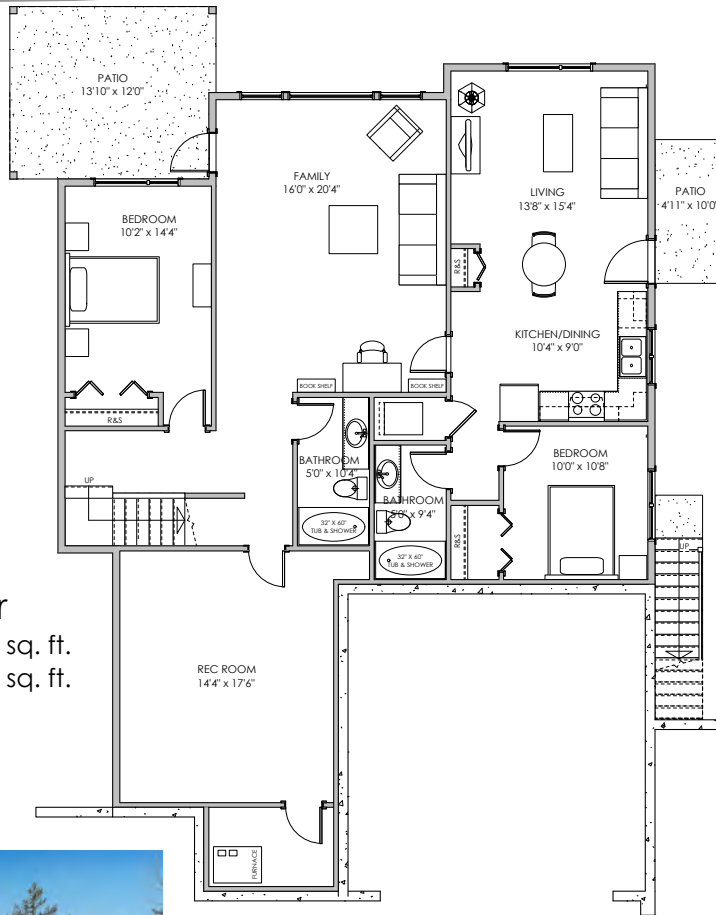
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LIVING AREA
 Primary: 2793 sq. ft.
 Suite: 589 sq. ft.
 Total: 3382 sq. ft.

OTHER
 Garage: 484 sq. ft.

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'Knoll' Craftsman - 3,382 sq. ft.

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