

## FEATURE SHEET

2607 Kendal Ave., Cumberland BC



### Design and Efficiency

- Architecturally designed plans
- 5 plans to choose from
- Size range -1318 sq. ft. – 1643 sq. ft.
- Professionally landscaped development
- Single car garage plus one driveway space
- 36 visitor parking spaces
- Onsite common mail boxes
- Common playground with bike lock and park benches
- High efficiency gas furnace system
- 40-gallon electric hot water heater
- Ample storage space including 3'heated crawlspaces (does not apply to all units)

### Exterior Craftsmanship

- Attractive modern West Coast designed townhomes
- Natural Douglas Fir post detail
- Front elevations are HardiPlank™ exterior siding, a West Coast combination of horizontal plank and board & baton siding, sides and rear are vinyl siding
- Stylish black vinyl windows - Energy Star, Low E Argon
- 4' minimum privacy fences on rear yards
- Natural gas barbeque outlets on patio
- Concrete patio landscaped for privacy

### Cuisine

- Painted cabinetry with flat crown detail
- Quartz countertops in kitchen
- Island or peninsula with eating bar
- Under mount stainless steel double basin sink, with chrome single pull faucet and pull out spray
- Stylish ceramic tile backsplash with under cabinet accent lighting

### Stylish Interiors

- Two colour schemes by interior designer
- 9' high ceilings on main floor - 8' on upper floor
- 5" Laminated plank engineered flooring
- Custom spray finished trim with window casing details
- Solid shelving in closets and custom master walk-in
- 5 - panel interior doors with spray finish and chrome levers
- Recessed 4" pot lights throughout home
- Custom built-in mud room bench

### Relax

- Large showers with stylish chrome hardware
- Glass shower door in ensuite with rain shower head
- Cabinetry with chrome pulls
- Chrome single pull faucet
- Large master bedroom

### Upgrade Options

- Natural gas fireplace
- Window blind package
- Appliance package

### Investment Longevity

- CHBA registered & certified residential home builder
- Built green certified builder
- EnerGuide rating building practices
- Travellers Ins. 2/5/10 year warranty

Developed by 1112096 BC Ltd.

1112096 BC Ltd. Reserves the right to make modifications to floor plans, design, materials, and features to maintain the highest quality and standard of this development.

Built by  
**MONTERRA**  
WEST HOMES LTD.