



HEIRLOOM TOWNHOMES FEATURES & FINISHES

HOMES

- 33 farmstead-inspired townhomes and duplexes
- Uniquely designed to look like large singular country estates
- Classic farmhouse architecture with simple massing, pitched roofs, board-and-batten siding, and covered porches with timber rail fencing
- Exterior siding offered in a rural palette of white, oxide red, ochre, slate and charcoal
- More than five unique floorplans ranging from 1,500 - 2,150 sf.
- Street-facing front porches connect residents with the community
- Instant gas hookup on outdoor porch
- Private double, tandem, or single vehicle garages with traditional Carriage-style doors made from low maintenance steel, and exterior goose-neck utility light
- Frost-free hose bib
- Electrical outlet in soffits for exterior holiday lights; switch in front entry closet
- Shared scent garden with outdoor seating, walking path, and outdoor library box

INTERIORS

- Designed by award-winning BYU Design
- Your choice of two designer-curated colour schemes: Light and Dark
- Durable wood laminate flooring in all living areas (walnut for dark scheme, oak for light scheme)
- Plush nylon carpeting with 8lb underlay for superior comfort (stairs and bedrooms)
- 9' ceilings (or higher) on the main floor; 8' on upper floor
- Ample storage provided by way of closets and crawl space
- Spacious walk-in closet in the master bedroom
- Custom built-in shelving in all closets
- Expansive and abundant windows fill your home with natural light
- Low profile LED potlighting throughout
- USB charging ports with plugs thoughtfully placed in master bedroom and on kitchen island
- 2" white faux wood horizontal blinds throughout for shade and privacy
- Window screens included
- Laundry room with shaker-style cabinetry, stainless steel sink, hanging bar and white melamine shelving (select homes)
- Functional mudroom off garage perfect for the active household (select homes)

COMFORT

- Air conditioning
- Hot water hydronic heating system
- On-demand hot water tankless system
- Electrical rough-in for security panel to enable wireless system installation
- Backed by Century Group's 60 years of experience building homes in BC
- Century Group's award-winning Customer Care team
- New Home Warranty - 1 Year Materials and Workmanship Protection, 2 Years Major Mechanical Systems, 5 Years Building Envelope Protection, 10 Years Structural Protection

KITCHENS

- Open plan kitchen with plenty of storage
- Modern two-tone laminate cabinetry blending warm woodgrains and shaker-style lacquer finishes
- Soft-closing cabinet doors and retractable drawers
- Recessed LED under-cabinet lighting
- Separate island/eating bar with LED pendant lighting
- 24" marble-look porcelain tile backsplash
- Caesarstone matte quartz countertops
- Integrated slide-out pantry for extra storage
- Farmstyle Kohler white undermount sink
- Tall kitchen faucet with flexible spout and spray in polished chrome
- Polished chrome pot filler

APPLIANCES

- Bertazzoni Professional Series 30" dual-fuel range, 4 brass burner, with electric oven
- 4.6' cubic feet oven capacity with dual convection fans and seven shelf levels
- Faber slide-out hood fan with powerful 600 cfm motor
- Fisher & Paykel integrated 36" refrigerator with bottom freezer drawer and ice maker
- Blomberg 24" top control dishwasher with ultra-quiet operation and LED spot
- Panasonic 1.6 cu.ft. microwave with stainless steel trim kit
- LG front-loading, high capacity washer and dryer with steam technology, wifi enabled

BATHROOMS

- Ensuite features: Nuheat in-floor radiant heating, large double-sink vanity with contemporary sconce lighting, floor-to-ceiling frameless glass shower w/ handheld shower wand, soaker bathtub w/ retractable hand spray and subway tile surround
- Quartz countertops with undermount sinks and polished chrome faucets
- Shaker-style cabinetry with soft-close cabinets and retractable drawers
- Italian unglazed porcelain tile flooring in all bathrooms
- 12" x 24" porcelain tile tub/shower walls in main bathroom
- Main floor powder room with pedestal sink, contemporary pendant light, and mosaic tile wall feature

SUSTAINABILITY

- Energy-efficient building design and high-quality, durable building materials
- ENERGY STAR® rated high-efficiency appliances
- Carpeting contains 25% recycled content and is 100% recyclable
- Laminate flooring contains up to 70% recycled wood and no harmful VOCs
- Low VOC paint throughout for better air quality
- Low flow plumbing fixtures save water and energy
- Convenient EV charging rough-in in all garages (40 amp)
- Hot water hydronic heating uses up to 40% less energy than a traditional tank
- Ecosmart control system for high-efficiency heating and cooling distribution

NEIGHBOURHOOD

- Farm-to-table living in the beautiful beach community of Boundary Bay, Tsawwassen with Southlands Farm in your backyard
- Local agriculture, food and food commerce play a central role in the community
- Steps from Boundary Bay Beach, Centennial Beach, and Boundary Bay Regional Park with large playground, tennis courts, multi-use trail network
- 530-acre site contain 325-acre Southlands Farm, including a 50-acre organic farm
- Access to Southlands community-based amenities, including: Market Square, Red Barn (community event space), demonstration gardens, natural amphitheatre, allotment gardens, farmers markets, community programming and events
- A vibrant future Market District with restaurants, shops and services
- Southlands Drive, a new access road connecting upper Tsawwassen with Boundary Bay (opening Fall 2021)
- Over 4km of multi-use pathing for cycling/walking (opening Fall 2021)
- Over 100 acres of parks and natural areas
- Just 35 minutes from downtown Vancouver and 20 minutes to YVR Airport - yet surrounded by farm fields, beach and nature
- Prado Cafe open daily in the neighbourhood

