



## MARKET MEWS

# FEATURES & FINISHES

### HOMES

- 18 townhomes inspired by classic barn architecture
- 3 bedroom plans ranging from 1,438 to 1,659 sf.
- Unique barn-like character with simple massing, natural wood tones, pitched roofs, standing seam metal canopies, and smaller punched windows
- Low maintenance Hardi siding with woodgrain finishes in a mix of planks, board-and-battens, and shingles
- Street-facing covered front porches connect residents with the community
- Large outdoor decks with instant gas hookup, perfect for barbecuing and entertaining
- Spacious garages with electric vehicle rough-in and ample storage space
- Electrical outlet in soffits for exterior holiday lights; switch in front entry closet
- Low maintenance landscaping with irrigation

### COMFORT

- Air conditioning
- High-efficiency forced air heating system
- On-demand hot water tankless system
- Security alarm rough-in on the main level
- Security camera rough-in at front door
- 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

### INTERIORS

- Modern farmhouse interiors curated 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, bedrooms and upstairs hallway)
- 9' ceilings on the main floor; 8' (or higher) on upper floor
- Ample storage provided by way of garages, closets and crawl space
- Spacious walk-in closet with built-in shelving in main bedroom
- Low profile LED potlighting throughout
- USB charging ports with plugs thoughtfully placed in main bedroom and on kitchen island
- Functional mudroom off garage perfect for the active household
- 2" white faux wood horizontal blinds throughout for shade and privacy
- Window screens included

### KITCHENS

- Open plan kitchen with plenty of storage space
- Two-tone laminate cabinetry blending warm woodgrains and flat-panel lacquer finishes
- Soft-closing cabinet doors and retractable drawers
- Recessed LED under-cabinet lighting
- Separate island/eating bar with LED white dome pendant lighting
- Classic porcelain subway tile backsplash
- 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

### APPLIANCES

- Samsung 30" dual-fuel range with gas cooktop and 5.8 cu.ft. capacity electric oven; unique Dual Door oven design
- Broan undercabinet range hood with 500 cfm fan
- Samsung 36" 22.5 cu.ft. french door refrigerator with water dispenser, bottom freezer drawer and ice maker
- Samsung 24" top control dishwasher with ultra-quiet operation
- Panasonic 1.6 cu.ft. microwave with stainless steel trim kit
- LG white front-loading, ultra-large capacity washer and dryer

### BATHROOMS

- Ensuite features: heated porcelain tile floor, large double-sink vanity with quartz countertops and ample storage, shower with frameless glass enclosure and subway tile surround
- Main bathroom includes: porcelain tile floor, cabinet vanity with quartz countertops and undermount sink, sconce and pot lighting, tub/shower combo with timeless subway tile surround
- Convenient main floor powder room

### 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

### NEIGHBOURHOOD

- Farm-to-table living in the beautiful beach community of Boundary Bay, Tsawwassen with Southlands Farm in your backyard
- 530-acre site contain 325-acre Southlands Farm, including a 50-acre organic community farm
- 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
- 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