



PARKSIDE ESTATE COTTAGES

FEATURES & FINISHES

HOMES

- A very limited collection of 7 single-family detached homes
- 4 Bedroom + Flex plans (some with main-on-main) ranging from 2,462 to 2,517 sf.
- Classic farmhouse architecture with simple massing, pitched roofs, and covered front porches
- Exteriors offered in a rural palette of white, traditional red, cream, blue & grey, beige, and moss green
- Low maintenance Hardi siding with woodgrain finish in a mix of planks, board-and-battens, and shingles
- Hidden vent white vinyl soffits
- Cedar and fir exterior wood elements (beams, bracing and railings) around front and back entries
- Durable fibreglass entry doors
- Contrasting coloured front door with transom window and sidelight
- Energy efficient, double glazed low-E windows with black exterior vinyl frames
- Street-facing covered front porches connect residents with the community
- Large outdoor decks with instant gas hookup, perfect for barbequing and entertaining
- Private east-facing backyard with split-rail fence backing onto natural greenspace
- Attached single-car garage with ample storage space and rough-in for EV charger (40 amp) with concrete paver driveway for additional parking
- Exterior electrical outlet for holiday lights (front and back), switch in front entry closet
- Three hose bibs; one in the garage, one in the front, and one at the back of the home
- Automatic irrigation systems

INTERIORS

- Your choice of three designer-curated colour schemes by BYU Design
- Engineered hardwood floors on main level, stairs and landing
- Wool carpeting in all bedrooms

- Extensive use of LED pot lighting
- Fully trimmed windows and doors
- Gas fireplace in living room
- Glazed french doors off the kitchen/living open up to a covered deck seamlessly blending indoor/outdoor living
- Instant Gas BBQ hookup on covered deck for maximum efficiency
- Airy 9' ceilings on main level; 8' ceilings on second level
- Main bedroom features: vaulted ceiling (Homes #55, 57 and 59), provision for ceiling fan, wall mounted conduit for TV, and large walk-in closet with built-in wood shelving
- Spacious bedrooms with great closet space
- Flex area customizable for a range of uses: home office, secondary media room, etc.
- Laundry/mud room with side-by-side washer and dryer, upper shelving, storage space, quartz countertops and stainless steel sink
- White roller blinds throughout
- Window screens included for all operable windows

KITCHENS

- Contemporary flat panel cabinetry in white or dark grey
- Soft-close cabinet doors and retractable drawers
- Recessed LED under-cabinet lighting
- Matte quartz countertops and backsplash
- Separate island/eating bar with waterfall gables and LED linear pendant light
- Kohler stainless steel undermount sink with double compartments
- Kohler faucet with flexible spout and spray in polished chrome
- Polished chrome pot filler
- Full height slide-out pantry for extra storage
- Walk-in pantry (homes #54, 56, 58, 60)

APPLIANCES

- Bertazzoni Professional Series 30" dual-fuel range with 4 gas burners
- Fisher & Paykel integrated 36" refrigerator with bottom freezer drawer and ice maker
- Blomberg 24" top control dishwasher with ultra-quiet operation and LED spot
- Faber slide-out hood fan with powerful 600 cfm motor
- 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 includes: heated porcelain tile floor, fully-enclosed toilet, double vanity with quartz countertops and Kohler surface-mounted sinks, sconce and pot lighting, frameless glass shower w/ handheld shower wand and rainshower, freestanding soaker tub with handshower
- Main bathroom includes: porcelain tile floor, built-in linen closet, cabinet vanity with quartz countertops and undermount sink, sconce and pot lighting, tub/shower combo with handheld shower wand
- Classic white subway tile tub and shower surrounds
- Convenient main floor powder room with heated porcelain tile floor
- Kohler polished chrome plumbing fixtures throughout

COMFORT

- Air conditioning
- Hot water forced-air heating system
- On-demand hot water tankless system
- Smart Home ready (rough-in): the garage door opener, entry lock, outdoor lights, and main level thermostat are Z-Wave communication protocol compatible (Z-Wave hub to be supplied by homeowner)
- Central vacuum system rough-in
- Security alarm rough-in for all operable windows and doors on the main level

- Security camera rough-in for homeowner's choice of CCTV camera for the front, security keypad rough-in at back
- Patio door motorized blinds rough-in
- 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

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