

DISTRICT FLATS

FEATURES & FINISHES



MODERN LIVING

- A unique urban living experience at Southlands Tsawwassen
- 3 thoughtfully configured condominium buildings with retail in the vibrant Market District
- Homes are accessed through covered, lit external walkways
- Reinforced wood frame construction
- Landscape design by renowned van der Zalm + associates using natural plantings, lighting and outdoor furnishings to create the shared garden courtyard
- Secured underground parking supplied with electric vehicle charging stations (select stalls)
- Secured underground bike storage and bike racks on ground level

YOUR HOME

- 14 distinct floorplans tailored to your lifestyle
- 1 and 2 bed plans range in size from 448 - 910 sf.
- Meticulously designed and crafted for quality by Hotson Architecture and BYU Design
- Private outdoor patios and balconies with natural gas bib
- Garden suites enjoy private gated patios
- Electric baseboard heating and natural cross-ventilation cooling
- Select homes are adaptable

CRAFTED INTERIORS

- Choose from two design-centric colour palettes
- Refined industrial interior design inspired by our working farm community
- Wide-plank laminate wood flooring in all living areas
- High ceilings create a bright, airy ambiance
- Natural light and fresh air flow through oversized and operable Low-E windows
- Premium white wood shelving in main bedroom closets
- Spacious walk-in closets with stylish barn-style doors (select homes)
- Laundry closet with LG full-size, front-loading washer/dryer and porcelain tile flooring
- Moen plumbing fixtures
- White roller shades

CURATED KITCHENS

- Contemporary two-tone cabinetry with soft close doors and drawers
- Glass enclosed display cabinets with black frame detail and wood-look interior

- Under cabinet utility shelf for spices, plants, and quick access items
- Quartz composite countertops and backsplash with concrete look; illuminated by under cabinet LED lighting
- Exposed chimney hood fan
- Modern matte black track lighting
- Integrated slide-out pantry (select homes)
- Stainless steel undermount single basin sink with high-arc faucet and pulldown spray
- Premium appliances:
 - Fisher & Paykel 30" counter depth refrigerator/freezer
 - Fisher & Paykel 24" 4-burner gas cooktop
 - Fisher & Paykel 24" wall oven with 3 cu.ft. capacity
 - Blomberg 24" stainless steel dishwasher with silent operation (39 dBA)
 - Faber 30" stainless steel exposed chimney hood fan with powerful 395 CFM motor

DISTINCTIVE BATHROOMS

- Porcelain honeycomb floor tile
- Colourful ceramic tile feature wall in the shower and bathtub surround
- Contemporary two-tone vanities with soft close doors and drawers
- Quartz composite countertops
- Ensuite includes: radiant heated flooring, contemporary surface-mounted sink, medicine cabinet with sconce lighting, enclosed frameless glass shower with wallmounted hand spray and storage ledge (two bath plans only), soaker tub (one bath plans only)
- Second bathroom includes: single-tone vanity with quartz countertop and undermount sink, tub/shower combo
- Satin nickel fixtures throughout

AMENITIES

- Shared garden courtyard with children's play area, lounge space, and outdoor dining
- Outdoor dining area includes stone harvest table, basalt counter for meal prep, and catenary lighting
- Retail space

PEACE OF MIND

- New home warranty coverage:
 - 1-year materials and labour warranty
 - 2-year major mechanical systems warranty
 - 5-year building envelope warranty
 - 10-year structural warranty



Centurygroup