



RIDGE LANE ESTATE COTTAGES

FEATURES & FINISHES

YOUR PRIVATE RETREAT

- A limited collection of 12 single-family detached homes with private rear patios and detached garages
- 4 bedroom, 3 bathroom plans ranging from 2,065 – 2,196 sf.
- Classic farmhouse architecture with simple massing, pitched roofs, and spacious covered front porches
- Beach-inspired exteriors in a palette of sage, soft grey, white, teal and blue-grey
- Low maintenance Hardi siding with wood-grain finish in a mix of board-and-battens and shingles
- Hidden vent white vinyl soffits
- Durable fibreglass entry door in contrasting colour with transom window and sidelite
- Energy efficient, double glazed low-E vinyl windows
- Two outdoor living spaces; a street-facing covered front porch and a rear concrete paver patio
- 286 sf. detached single-car garage with ample storage space
- Permeable parking pad allows rainwater to recharge directly back to the groundwater table
- Exterior electrical outlet for holiday lights (front and back), switch in front entry closet
- Two exterior hose bibs (front and back)
- Low maintenance landscaping with irrigation

REFINED INTERIORS

- Your choice of two designer-curated colour schemes to choose from: Linen and Slate
- Engineered hardwood floors on the main level, stairs and landing
- Wool carpeting in all bedrooms
- Extensive use of LED pot lighting

- Fully trimmed windows and doors
- Brushed nickel fittings and fixtures throughout
- Gas fireplace in living room with quartz mantle and ceramic tile surround
- Glazed french doors off the kitchen and living room open up to a concrete paver patio seamlessly blending indoor/outdoor living
- Instant Gas BBQ hook up on the patio
- Airy 9' ceilings on the main level; 8' ceilings on the second level
- Primary bedroom features: vaulted ceiling, junction box rated for a ceiling fan application, wall mounted conduit for TV, and large walk-in closet with built-in shelving
- All homes have a bedroom on the main level
- Upstairs laundry room features: side-by-side washer and dryer, upper shelving and hang bar, cabinet storage, quartz countertops, and stainless steel sink
- Decorative wood and metal handrail for stairs
- White roller blinds throughout; wireless motorized blinds on rear patio windows
- Window screens included

CURATED KITCHENS

- Contemporary flat panel cabinetry in greige or charcoal
- Soft-close cabinet doors and retractable drawers
- Recessed LED under-cabinet lighting
- Quartz countertops and backsplash
- Separate island/eating bar with waterfall edge and designer pendant lighting
- Blanco silgranit undermount sink with double compartments
- Riobel stainless steel faucet with flexible spout and spray
- Full height pantry with pull-out lower shelves for extra storage
- Custom built-in waste and recycling management

HIGH-QUALITY APPLIANCES

- Fisher & Paykel integrated 36" refrigerator with bottom freezer drawer and ice maker
- Fisher & Paykel 30" dual-fuel range with 4 gas burners
- Broan slide-out hood fan with 350 CFM blower
- Fisher & Paykel 24" integrated top control dishwasher with ultra-quiet operation
- LG front-loading, high capacity washer and dryer with steam technology

INVIGORATING BATHROOMS

- Ensuite includes: heated porcelain tile flooring, fully-enclosed toilet (some homes), medicine cabinets, wood-grain look double vanity with quartz countertops and undermount sinks, frameless glass shower with handheld wand and rainfall showerhead, porcelain tile shower surround, and freestanding soaker tub
- Main bathroom includes: porcelain tile flooring, built-in linen storage, wood-grain look vanity with quartz countertop and undermount sink, tub/shower combo with handheld shower wand and porcelain tile surround
- 3-piece main floor bathroom includes: heated porcelain tile floor, wood-grain look vanity with quartz countertop and undermount sink, pendant lighting, enclosed shower with handheld shower wand and porcelain tile surround

EVERYDAY COMFORTS

- Cooling system (via heat pump)
- Hot water forced-air heating system
- On-demand hot water tankless system
- Smart Home ready (rough-in): the 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 rough-in for all operable windows and doors on the main level
- Rough-in for EV charger in the garage (40 amp)

PEACE OF MIND

- Home warranty coverage for:
 - 2-year materials and labour warranty
 - 5-year building envelope warranty
 - 10-year structural warranty
- Century Group Customer Care Warranty included with every home

FARM-TO-TABLE LIVING

- 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
- Access to Southlands community-based amenities, including: Market Square, Red Barn (community event space), demonstration gardens, natural amphitheater, allotment gardens, farmers markets, community programming and events
- A vibrant future Market District with restaurants, shops and services
- Prado Cafe and Pedego E-bikes open daily in the community
- Construction is underway for a future Four Winds Restaurant and Craft Brewery
- Southlands Drive, a new access road connecting upper Tsawwassen with Boundary Bay with over 4km of multi-use pathing for cycling/walking
- Over 100 acres of parks and natural areas
- Steps from Boundary Bay Beach, Centennial Beach, and Boundary Bay Regional Park with a large children's playground, picnic and BBQ area, activity lawn, tennis courts, and multi-use trails
- Just 45 minutes to downtown Vancouver and 30 minutes to YVR Airport – yet surrounded by farm fields, beach and nature