

# Celebrate Coming Home to Albion Station

## WELCOMING FIRST IMPRESSIONS

- + **Tree-lined boulevards** and exquisitely landscaped grounds create a friendly village ambiance
- + **Private** fenced yards
- + **Expansive decks** with decorative privacy screens
- + **Ample visitor parking** for your guests convenience
- + Adjacent to Albion Elementary School and Sports Park
- + Shopping, recreation, and professional services are nearby
- + Ideally located **near major commuter routes** including the Westcoast Express

## ELEGANT INTERIORS

- + Luxurious **hardwood laminate** on main living level blends beauty with durability
- + **9-foot ceilings** throughout main living level
- + **Oversized windows** with contemporary roller sheers
- + Oversized wood baseboards and custom moldings and railings
- + Energy-efficient **linear electric fireplace** with polished porcelain tile
- + Professionally designed lighting package
- + Electric baseboard heating with individual thermostat controls in all rooms
- + Custom wood closet shelving
- + Custom maple shaker dining server (most homes)

## TECHNOLOGY TOUCHES

- + Newest Telus FTTH (Fiber To The Home) technology, providing the most advanced **fiber optic broadband** connection for telephone, cable and internet services
- + **Local Area Network** (LAN) infrastructure pre-wired for high-speed Internet connection access in multiple locations
- + An integrated **smart home enclosure** ensuring ease of distribution for your tel/cable/networking requirements
- + Conduit raceway for over the fireplace installation of your Living Room TV
- + Computer **work station** ideally located in kitchen (most homes)

## KITCHENS THAT SIZZLE

- + Imported stain and scratch resistant **Quartz** countertops with designer tile back splash
- + Custom maple shaker soft close cabinetry with designerstainless pulls
- + Convenient **kitchen island** for extra storage and counter space
- + Stainless steel Whirlpool appliance package
- + Double deep bowl under-mount stainless steel sink
- + Polished Chrome single lever Industrial style faucet

## CUSTOM CHOICES

- + Customize your new home. Simply ask your sales representative for available options

## PERSONAL SPACES

- + Ensuites feature under-mount **dual sinks** (most homes) and private walk-in rain shower
- + Deep soaker tub in main bathroom
- + Custom maple shaker bathroom cabinetry with designer stainless pulls
- + **Framed vanity mirrors** with cosmetic light bars
- + **Quartz** countertops
- + Quality designer fixtures

## CONSTRUCTION EXCELLENCE

- + Full 2-5-10 warranty by WBI Home Warranty for your complete peace of mind
- + Durable fiber-glass front exterior door and state of the art **rainscreen system**
- + Water resistant **Denshield** Drywall board behind shower/tub surrounds
- + Low maintenance vinyl siding and hardi panel
- + 30-year fiberglass laminated asphalt shingles with R40 insulation
- + Sturdy 2 x 6 exterior wall construction with R20 insulation
- + Security system pre-wire for doors and windows plus multi keypad and motion detectors
- + Central vacuum system rough-in
- + All homes with smoke and carbon monoxide detectors
- + Silent operation garage door
- + After sales service by the Platinum Customer Care Team

Some features may only apply to certain homes. The Developer reserves the right to make changes and modifications should they become necessary.

Awesome Features