

DUPLEX UPHILL UNIT

Phase 1: Units 1, 3, 5, 7, 9, 11, 13, 15 **Phase 2:** Units 17, 19, 21, 23
 2 Bedroom + Den, 2.5 Bathroom: Finished Floor Area: 1892 Sq.Ft.



General construction:

- Maintenance free acrylic stucco siding
- Laminated asphalt shingle roof
- Modern textured drywall ceiling
- Sound proofing & insulation exceeds building codes
- Exterior power outlets
- Exterior frost free hose bibs
- Large north facing deck & south facing patio
- Double length garage for additional parking or added storage

Luxurious finishing:

- Engineered hardwood throughout living spaces & kitchen
- Ceramic tile in bathrooms with heated floor in master ensuite
- 9' High ceilings throughout with raised ceiling in great room
- Decorator lighting package with under-cabinet puck lights & stair lighting
- Large walk in closet with California closet style shelving & organizers in master bedroom

Open, refined kitchens:

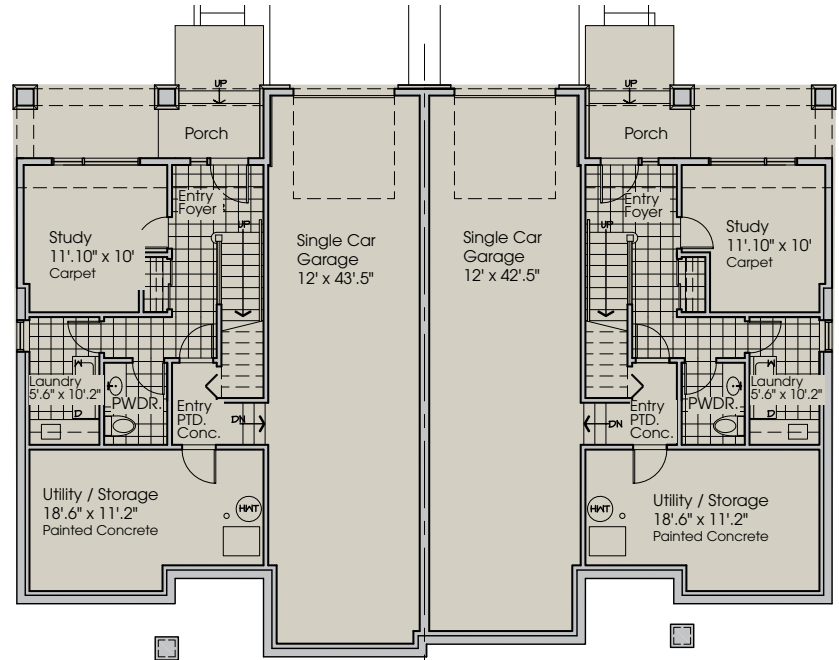
- Quartz counter tops with hardwood soft-close cabinets and drawers
- 39" Upper cabinets with under cabinet puck lighting
- Stainless appliance package, including refrigerator, glass top range, microwave built into stove hood & dishwasher
- Undermount double stainless steel sink with garbage disposal

Spacious baths:

- Tiled shower with bench, rain water & handheld shower heads and full glass separating door in ensuite
- Dual sinks in ensuite with quartz countertops, vanity mirrors & decor lighting
- Heated ceramic floors in ensuite
- One-piece tub & shower in second bathroom

Utility services:

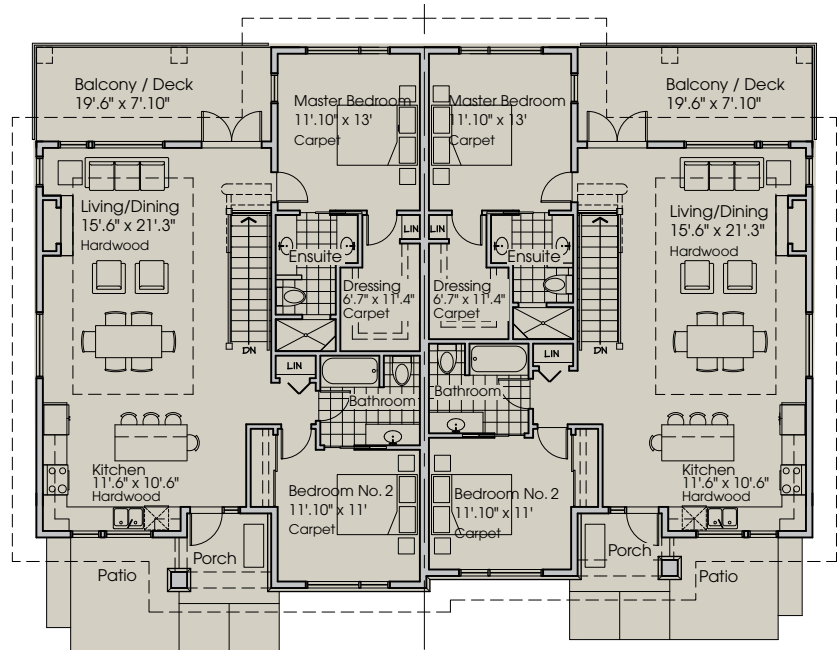
- Central air with high efficiency gas furnace & air conditioning with heat pump.
- High efficiency hot water heater & tank
- Walk-in laundry room with laundry sink basin
- Gas fireplace in great room
- HDMI rough-in at fireplace mantle in great room



LOWER FLOOR PLAN - DUPLEX UPHILL

Unit A Area: 688 Sq.Ft.
 Unit A Garage Area: 561 Sq.Ft.

Unit B Area: 688 Sq.Ft.
 Unit B Garage Area: 549 Sq.Ft.



MAIN FLOOR PLAN - DUPLEX UPHILL

Unit A Area: 1,204 Sq.Ft.
 Unit A Total Living Area: 1,892 Sq.Ft.

Unit B Area: 1,190 Sq.Ft.
 Unit B Total Living Area: 1,878 Sq.Ft.

