

# WILLOW GRAND FEATURES

## YOUR GRAND COMMUNITY

IS NESTLED IN A CLOSE, CONVENIENT PROXIMITY TO A WIDE ARRAY OF NEARBY SHOPS, STORES, BIG BOX RETAILERS AND MALLS.

- LIMITED STRATA SIZE FOR STRATEGIC LIFESTYLE PLANNING
- PRE PLANNED ECONOMIC STRATA FEE COMMUNITY
- IMPRESSIVE 2 STORY LOBBY ENTRANCE
- GUEST SUITE / BOARDROOM / OFFICE FOR HOME OWNER'S CONVENIENCE
- LARGE VAULTED AMENITY ROOM WITH KITCHEN WITH ACCESS TO COURTYARD
- SECURED PARKING WITH CONTROLLED ACCESS FOR AMPLE VISITOR PARKING
- CONVENIENT STORAGE LOCKERS

## YOUR GRAND EXTERIOR

A CLASSIC GEORGIAN INSPIRED FOUR STORY BUILDING FEATURING SUCH DETAILS AS RED BRICK, STYLED IRONWORKS AND ACCENTED CRAFTSMAN WOODWORK. SOME UNITS SET AGAINST A QUIET PARK GREENWAY AND OTHERS WITH AMAZING VIEWS OF MOUNT BAKER AND LANGLEY.

- LUSH LANDSCAPING WITH WALKWAYS LEADING TO ADJACENT WILDLIFE GREEN SPACE
- BREATHTAKING VIEWS OF LANGLEY AND MOUNT BAKER
- CENTRAL COMMUNITY COURTYARD WITH ARBORS AND BENCHES
- OVERSIZE WINDOWS ALLOWING MAXIMUM NATURAL LIGHT
- GENEROUS BALCONIES OR PATIOS FOR OUTDOOR LIVING

## YOUR GRAND INTERIOR COMFORT

DESIGNED FOR A SENSE OF GRAND HERITAGE SET IN OLD WORLD CHARM, THERE ARE USE OF EXPANSIVE CEILINGS THROUGHOUT AND EXTENSIVE USE OF CRAFTSMAN STYLE WOODWORK TO COMPLIMENT YOUR GRAND STYLE. THE "WILLOW GRAND" IS A COMPACT SINGLE LEVEL RESIDENCE STYLED AFTER THE LOOK OF A LUXURIOUS TRADITIONAL HOME.

- TWO DESIGNER COLOUR SCHEMES TO CHOOSE FROM
- DARK HAND SCRAPED ANTIQUE STYLE LAMINATE HARDWOOD FLOORS THROUGH EVERY FOYER, KITCHEN, DINING AND LIVING ROOM AREA
- COMFORTABLE CUT-PILE PLUSH CARPET
- LUXURY CRAFTSMAN STYLE WOODWORK FINISHING TO COMPLIMENT YOUR GRAND TASTES; SOLID 5 1/4" BASEBOARDS, 3 1/4" DOOR MOLDINGS WITH PARTING STRIP, HEADER, CROWN DETAIL
- CLASSIC FLAT-PANEL "CARRARA" INTERIOR DOORS WITH SATIN FINISH
- DARK IRON LEVER STYLE DOOR HARDWARE
- CUSTOM CRAFTED WOOD ORGANIZERS IN MASTER CLOSETS
- DECORA ROCKER STYLE LIGHT SWITCHES
- ENERGY EFFICIENT DOUBLE GLAZED WINDOWS AND SLIDING GLASS OR SINGLE FRENCH DOORS
- UNOBTUSIVE HORIZONTAL BLINDS ON ALL EXTERIOR WINDOWS
- TECHNOLOGY EQUIPPED - TEL/CABLE/ AND CAT 5 WIRING IN EACH BEDROOMS AND MAIN LIVING AREAS
- SHAW CABLE CONNECTIONS FOR HIGH SPEED INTERNET AND DIGITAL CABLE
- ENSUITE LAUNDRY CLOSET FOR WASHER & DRYER UNITS
- EFFICIENT ELECTRIC BASE BOARD HEATING WITH SEPARATE THERMOSTAT CONTROLS
- GRAND 9 FOOT CEILINGS FIRST THREE FLOORS
- OPULENT 10 FOOT CEILINGS WITH 8 FOOT DOORS FOR EXCLUSIVE FOURTH FLOOR RESIDENCES

## YOUR GOURMET EXPERIENCE

A DESIGNER APPOINTED SPACIOUS AND OPEN KITCHEN LAYOUT CREATES THE AMBIENCE FOR AN ULTIMATE CHEF EXPERIENCE. THIS SOCIAL CENTRE OF YOUR HOME SHOWCASES CAPTIVATING ELEMENTS FROM "MAGAZINE STYLE" GOURMET KITCHENS.

- ARCHITECTURAL STOVE HOOD CENTERPIECE, WITH CUSTOM HIGH OUTPUT BROAN HOOD FAN
- BEAUTIFUL AND CLASSIC CABINETRY FEATURING OLD WORLD JOINERY AND FINISHING; ANTIQUE WHITE WITH GLAZING OR RICH DARK WOOD
- COMPLIMENTING BLACK OIL-RUBBED HARDWARE
- COORDINATED "GIALLO ORNAMENTAL" 3CM SOLID GRANITE COUNTER TOP
- DOUBLE BOWL UNDER MOUNT STAINLESS STEEL SINK
- IN-SINK WASTE DISPOSAL UNIT
- ELEGANT AND FUNCTIONAL PULLOUT SPRAYER FAUCET
- TUMBLE LIMESTONE BACKSPLASH WITH CUSTOM "HAND SET" CENTERPIECE FEATURE
- BRAND NAME STAINLESS STEEL APPLIANCE PACKAGE BY FRIGIDAIRE INCLUDING:
  - SIDE BY SIDE 26 CUBIC FOOT FRIDGE WITH "PURE SOURCE" WATER AND ICE DISPENSER
  - 30" SLIDE IN RANGE WITH CERAMIC GLASS COOK TOP FEATURING "SPEEDBAKE" CONVECTION SYSTEM
  - ULTRA QUIET, "5-LEVEL PRECISION DIRECT WASH" DISHWASHER
  - PANASONIC 1200 WATT "GENIUS" STAINLESS MICROWAVE OVEN

## YOUR SPA EXPERIENCE

RELAX AND UNWIND IN THIS "SPA INSPIRED" SETTING. THE WILLOW GRAND WAS DESIGNED AROUND THIS UNPRECEDENTED ENSUITE WITH THE GOAL TO CREATE A PAMPERED LIFE EXPERIENCE.

- TIMELESS CLAW TUB CENTERPIECE WITH CHROME CAST IRON LEGS, CROSS HANDLE ITALIAN FIXTURE INCLUDING A SEPARATE HAND HELD SPRAYER.
- OVERSIZED SHOWER EXPERIENCE WITH LUXURIOUS 10MM GLASS ENCLOSURE FEATURING A HAND HELD SPRAYER WITH HEIGHT ADJUSTABLE BAR AND SEPARATE "HIGH FALL" RAIN HEAD.
- 2 CLASSIC STYLE, PRESSURE BALANCED, SINGLE LEVER, POLISHED CHROME SHOWER CONTROLS
- INDIVIDUAL "HIS AND HER" RICH WOOD VANITIES WITH STONE TOPS AND UNDER MOUNT SINKS WITH CROSS HANDLE ITALIAN FIXTURES.
- ELONGATED, LOW CONSUMPTION TOILET
- CLASSIC COLLECTION POLISHED CHROME BATH ACCESSORIES
- DESIGNER SELECTED OVER THE BASIN VANITY LIGHT BAR WITH BRUSHED NICKEL FINISH AND WHITE OPAL CYLINDER GLASS SHADES
- HANDSET 12" X 24" IMPORTED TILE FLOORING

## YOUR SAFETY AND SECURITY

- A WELL SECURED, WELL LIT UNDERGROUND PARKADE, FOB ONLY ACCESS AND VIDEO SURVEILLANCE
- A FOB ONLY ACCESS LOBBY WITH VIDEO SURVEILLANCE, PUS INTERCOM WITH SECURITY CAMERA, ALLOWING YOU TO PRESCREEN VISITORS USING YOUR TV
- HIGH SPEED ELEVATORS WITH RESTRICTED FLOOR ACCESS PROGRAMMING
- PROVISION FOR IN-SUITE, WIRELESS SECURITY
- HARD WIRED FOR SMOKE AND CO2 DETECTORS
- STATE OF THE ART FIRE PROTECTION SYSTEM INCLUDING CENTRALLY MONITORED SPRINKLERS AND SMOKE DETECTORS IN EVERY HOME
- COMPREHENSIVE "NATIONAL HOME WARRANTY" NEW HOME WARRANTY INCLUDING TWO YEARS FOR MATERIALS, FIVE YEARS FOR BUILDING ENVELOPE AND 10 YEARS FOR STRUCTURAL COMPONENTS
- DEDICATED, AFTER SALE CUSTOMER SERVICE TEAM MAKES