

Elgin Pointe

FEATURES

Beautifully Appointed Exterior

- West Coast architecture
- Hardie board siding with brick detailing or cultured stone
- Private yards with spacious patios and pickett fencing or hedges for privacy
- Durable tile roof

Comfortable And Inviting Interiors

- Combination of ceramic tile, hardwood floors and designer carpets
- Santa Fe interior doors with elegant satin chrome hardware by Weiser
- Cozy fireplaces with distinctive custom-designed wood mantel in living areas
- Designer colour schemes
- Classic wood baseboards and door casing throughout
- Decora rocker light switches

Kitchens Designed For The Chef

- Open plan kitchen with convenient work island (some plans)
- Spacious breakfast nook (most plans)
- Custom-designed maple wood cabinetry by Nickels Custom Cabinets with brushed chrome hardware
- European cabinet features including two pot drawers, lazy susan and microwave shelf
- Under-cabinet lighting
- Granite countertops with striking hand-set ceramic tile backsplash
- Contemporary halogen track lighting
- Appliance package by Whirlpool
- Double stainless steel sink with satin finish faucet
- Rough-in waterline for icemaker

Elegant Bathrooms

- Deep oval soaker tub and walk-in shower in chrome framed glass (ensuite) – some models
- Single lever shower control
- Ceramic tile floor, partial bath surround and shower surround in ensuite
- Sleek and stylish ensuite countertop
- Cosmetic lighting bar in brushed chrome and texture glass (ensuite and second bath)
- Traditional satin finish faucets

We've Thought Of Everything

- Utility room with full size washer and dryer
- Up to four television cable outlets and telephone jacks
- Horizontal blinds in antique white to match any furnishings

Peace of Mind – Today And Tomorrow

- Programmable automatic garage door opener
- Architecture designed especially for West Coast climate
- Innovative rainscreen building technology
- Government approved 2/5/10 year warranty from National Home Warranty

Technology

- Prewired for high-speed Internet connectivity
- Prewired security system
- Prewired for vacuum

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*In our continuing effort to improve the design of our homes, we reserve the right to modify or change plans, specifications, features and prices without notice.
The quality homes at Elgin Pointe are built by Pacific Pointe Homes (South Surrey) Ltd.*

76 14655 32nd Ave, Surrey, V4P 3R6
Elgin Pointe Townhouse – Detached Unit
Upgrades from Original Development

Main Floor

- Floor refinished
- Repainted all walls
- Replaced all light fixtures
- Refinished two Fireplaces
- Replaced Kitchen Appliances – 3 years use
- Replaced Carpets in Master Bedroom
- Replaced Washer/Dryer set in Laundry Room
- Installed In-Ceiling Speakers
- Installed Comfort Level/Fast Flush Toilets in Powder and Master Bathrooms

Upstairs Floor

- Repainted all walls
- Replaced Carpeting
- Installed Shower Glass Door replacing Curtains
- Replaced all light fixtures

Downstairs Floor

- Installed Ceiling Media LCD/HD with Screen
- Installed Surround Sound System
- Installed 6 Station Bar with Bar Fridge
- Created 3 Station fitness Center with In Wall TV Circuitry
- Installed Shower Doors replacing Curtains

Garage

- Installed Web Flooring
- Installed Daylight Lighting
- Installed Ceiling Heater
- Installed Work Bench and Various Cabinetry
- Installed Sound System

Back Garden

- Extended Patio
- Installed Garden Walls to create elevated Garden
- Installed Small Pond with Bali Statue Water Feature/Pump & drainage
- Installed One additional Bali Statue – Companion to Water Feature Lady

- Installed in-ground sprinkler system for elevated Garden (Unit has 6 Complex lawn/garden Sprinkler heads)
- Completely redid lawn; removed all clay and installed drainage system tied to Complex drains
- Planted trees and perimeter shrubs