



DREAM BIG ...

Aragon Properties is proud to bring to you Marmalade Sky, a unique way of living that you could previously only dream of. Imagine townhome living without the strata fees...that's what Marmalade Sky offers. All of the luxury rowhomes in Marmalade Sky, the newest phase in our master-planned community of Port Royal, offer private garages and carports, landscaped gardens, and enormous amounts of living space.

Ranging from 1,551 to 2,133 square feet, each Marmalade Sky rowhome has the same signature features that you'll find in many Aragon homes: reclaimed fir floors, stainless steel appliances, luxurious ensuite bathrooms, and skylights liberally sprinkled on the upper floor. Best of all, all this luxury can be yours without the expense normally associated with traditional townhomes.

Come see for yourself these exciting new homes under a Marmalade Sky, and make your dreams come true.

FIRST IMPRESSIONS

- diverse and vibrant architecture by award winning ramsay worden architects
- striking streetscapes in a unique riverfront setting with direct connection to the waterfront
- exterior finishing in harmony with nature including james hardie color plus hardiplank horizontal siding and color plus wall shingles, spacious cedar decks or porches where indicated, and laminated asphalt roof shingles
- energy efficient double glazed vinyl rain screen windows
- private beautifully landscaped front and rear yards
- most homes have brushed concrete driveways leading to a parking pad or one or two car garage

KITCHEN

- well designed open concept plans with eating nook and many plans with adjacent family room with fireplace and lots of large windows to let all the light in
- granite countertops with double nosing

- overheight kitchen cabinets with shaker style door finished with brushed nickel pulls
- kohler faucet with pullout spray and double stainless steel sink
- top quality kitchenaid architect series stainless steel appliances
- convenient kitchen garburator
- track lighting and decorative pendant in eating nook and over peninsula (some plans have recessed pot lighting)
- under cabinet task lighting
- 4" x 12" porcelain tile backsplash with glass tile inserts

BATHROOM

- granite countertops with double nosing
- shaker style wood cabinet door finished with brushed nickel knob
- deluxe kohler soaker tub with 10" x 16" ceramic tile tub surround with tumbled marble mosaic insert
- kohler elongated toilet



- recessed pot lighting or wall mounted lighting.
- contemporary nickel finish accessories
- kohler undermount porcelain sink with kohler memoirs faucet
- 12"x 12" hand set slate floor

INTERIORS

- three professionally designed color schemes
- reclaimed distressed fir plank flooring on main level
- nylon loop pile carpeting on second level
- luxurious master suites with walk-in closets and ensuite bathrooms, some with double sinks and vaulted ceilings
- painted flat drywall ceilings on main level with california stipple ceilings on second level
- stylish 6" flat profile baseboards
- solid fir designer entry door with frosted glass insert and antique nickel hardware

- one panel shaker style interior fir doors with satin stainless steel levers
- one panel shaker style bypass sliding closet fir doors with brushed nickel knob
- whirlpool duet sport stacking front load washer/dryer or side by side front loading as plan permits
- cozy fireplace with custom stain wood surround and mantle with 6" x 6" slate tile insert in living room and painted surround with stained wood mantel with 6" x 6" slate tile insert in family room

CONVENIENCE / SECURITY

- surround sound speakers in family or living rooms
- structured network wiring to provide multiple phone lines, cable, satellite, and fax/modem capability, whole-house internet access and in-home networking for computers and printers
- multiple cable and telephone outlets throughout
- communication port in every home

- pre wired in home security system
- roughed in central vacuum system
- hard wired smoke detectors
- basement crawl space to maximize storage needs
- high efficiency natural gas forced air heating
- r14 insulation in walls and r40 in ceilings
- 25 year manufacturer's limited warranty on asphalt shingles
- backed by national home warranty
- refer to site plan for parking/garage details