



# features

## Distinctive Exteriors

- Classic brick cladding, decorative window boxes and architectural brackets add to the charming Brownstones exterior appeal
- Brick porches with roof canopies behind clipped hedges and brick gateposts with metal gates (most units)
- Lushly landscaped front access courtyard in central site location
- Distinctive community entrance with fixed metal gates
- Private roof top decks (most homes) to enjoy views northeast over the Fraser Valley to coast range
- High performance Hardi Plank exterior siding with 50 year limited warranty for lasting protection against weather and insect damage, and resistance to flame spread
- Classic door knocker with viewer and satin aluminum kick plate complement the sturdy front door handle

## Impressive Interiors

- Two interior colour schemes
- Imported ceramic tile entry areas
- Low emission 32 oz cut pile nylon carpet for healthier air quality (Green C.R.I. Label)
- Low emission wall paints benefit indoor air quality
- Non-polluting 100% energy efficient electric fireplace
- Elegant imported ceramic tile fireplace surround
- Horizontal 1" mini venetian blinds
- Decorative wood and metal stair railing with stained wood hand rail
- 6" wood baseboards
- Energy Star hi-efficiency low E windows by Glenow Windows, Powersmart Manufacturer of the year help to save you money on energy costs
- R12 partywalls, R28 roof, R20 exterior
- Ceramic tile fireplaces
- Pre-wired doors and windows for home security

## Cooking in Style

- Imported ceramic tile kitchen floors
- Handset granite tile countertop
- Porcelain tile backsplash
- Full wrap horizontal grain laminate cabinets with aluminum finish door hardware
- General Electric appliances
  - 30" self clean smooth top range in 'clean steel' finish
  - Energy Star 17.9 cu.ft. bottom freezer refrigerator 'clean steel' finish
  - Energy Star built-in dishwasher, 11 touch pads
  - Deluxe stainless steel hood fan
- Stainless steel double bowl sink with in-sink garbage disposal
- Polished chrome faucet with pull-out removable spray
- Recessed kitchen pot lighting
- Easy access to outdoor balcony

## Cool, Contemporary Baths

- TAYMOR Venice Collection towel bars and accessories in satin nickel finish
- Color coordinated laminate counter tops
- Polished chrome faucets
- Imported ceramic tile floors

## Peace of Mind Coverage

- Adera's own 1 year workmanship, 2 year mechanical and plumbing system, 5 year water and 10 year major structural warranty backed by Travelers Guarantee Company
- 7 time Gold Georgie Award CHEA-BC for 'Best Customer Service by a Builder'
- Gold Georgie 'Best Builder in B.C.' 3 time recipient
- Over 100 local national and international awards for design, construction and marketing
- Powersmart Builder of the year

## Built Green™ Gold

- Constructed for energy efficiency and sustainable design to save money with long term energy cost reduction and water conservation
- Residents are eligible for significant financial benefits such as reduced mortgage insurance premiums and extended 40 year amortization
- For more info go to [www.builtgreencanada.ca](http://www.builtgreencanada.ca) to see how a Built Green™ home is a "healthier home" for your family

## Signature Series Upgrade Choices

- Flooring
  - ✦ - Mirage 'Engineered' or 'Classic' hardwood
  - 100% wool carpets
- Countertops
  - Quartz slab
  - ✦ - Granite slab
  - Kitchen island
- Fireplace Finish
  - Marble mosaic tile
  - Ledge stone
- Appliances
  - Stainless steel finish
  - Convection range
  - 22 cu.ft. double door refrigerator
  - ✦ - Built-in microwave (clean steel or stainless)
  - ✦ - Front loading washer/dryer
- Other Enhancements
  - Built-in security alarmed system
  - Deluxe crown moldings
  - Space saving closet organizer systems
  - ✦ - Designer 2" Venetian blinds
  - Ceiling Fan
  - Air-conditioning
  - Tub and shower door glass enclosure
  - Mirror bi-fold closet doors
  - ✦ - Window insect screen
  - ✦ - Roof deck surface flooring
  - Patio appliances
  - Power bolt front door lock
  - Murphy bed
  - Many more options



We bring good things to life.



KOHLER Home