

Feature Sheet



Murrelet Place fuses the warmth and charm of a west-coast style home with contemporary interiors that feature the latest amenities.

Warm and Welcoming Exteriors

- Maintenance-free vinyl siding with charming west-coast architectural details including cultured stone, shingled gables, board and batten accents, timber elements, and covered, verandah-style entryways.
- Fully landscaped grounds with an irrigation system and pathways provide a sense of community and privacy complemented with large decks or patios to maximize outdoor living.
- Large double-glazed vinyl windows create a stylish light-filled environment.
- Exposed aggregate concrete driveways, fully finished attached double garage with automatic opener, and parking for four vehicles per home.

Interior Touches

- Two bedroom plus den or three bedroom floor plans with nine foot ceilings rising to 11 feet in the great room.
- Your choice of two designer-coordinated color palettes.
- A combination of quality carpet, tile, and hardwood flooring.
- Warm natural gas fireplace complemented with a timber mantle and slate hearth.
- Raised panel interior doors with brushed chrome lever handles as well as generously scaled casings and baseboards.
- Designer selected light package and contemporary decora light switches.
- Coordinated 2" wood window blinds complete these homes.

Gourmet Kitchens

- Streamlined kitchen designs ensure plenty of counter space, efficient working areas, and a walk-in pantry.
- Exquisite cabinetry featuring crown moulding, wine rack, undercabinet lighting with decorative valance and premium soft close door and drawer hardware.
- Laminate kitchen countertops with a raised eating bar and full-height ceramic tile kitchen backsplashes.
- Double stainless steel sink with designer faucet by Moen.
- Designer coordinated package of seven appliances offering a choice of black or white:
 - ~ Frost free bottom mount freezer & refrigerator
 - ~ 30 inch Cerantop, slide-in, self-cleaning range
 - ~ Over the range space-saver microwave
 - ~ Ultra quiet dishwasher
 - ~ Upright freezer in pantry (not available in all units)
 - ~ Washer and dryer


Luxurious Master Suites

- Generously sized master bedroom and closet with custom shelving.
- Your private retreat in an extraordinary en-suite equipped with a private soaker tub accented with ceramic tile surround and separate walk-in shower.
- Spacious vanity with double sinks, tile accent backsplash and designer faucets by Moen.
- Water-efficient toilets.
- Electric radiant in-floor heat adding warmth and comfort to the tile floor in all ensuites.

Convenience

- Natural gas forced-air furnace and 40 gallon hot water tank.
- Fully-heated crawl space.
- Conveniently located cable & telephone outlets in each room.
- Quick connect gas barbeque outlet on deck or patio.
- Rough-in for security and central vacuum.

Peace Of Mind

- Constructed by the "Award Winning Builder" Jim Agius Construction Ltd. A proud member of the Canadian Home Builders' Association, and a Licensed Builder under the Home Protection Office of British Columbia.
-  Covered by the New Home Warranty Program under the Homeowner Protection Act. Owners receive the benefit of a warranty for two years covering materials and labour, five years covering the building envelope and ten years for structural defects.
- Hard wired smoke detectors.

