

## The Remarkable Highstreet Village

- A 12-acre residential community featuring 157 townhomes and 8 multi-phased mid-rise condominiums
- West Abbotsford is known for its small-town warmth and big-city services – this collection allows you to take part in its transformation into a dynamic, residential and commercial neighbourhood
- An ideal location next to Highstreet Shopping Centre, with over 600,000 square feet of commercial space, including a Cineplex VIP movie theatre, restaurants, retail, and essential services
- Nearby schools, like the CEFA early learning daycare and University of the Fraser Valley, offer quality education
- Easy access to Highway 1, Abbotsford International Airport, and the U.S. border
- An improved signalized interchange on Mt Lehman Road providing access to Highstreet Mall and Hwy 1 will calm traffic and make highway access seamless

## Spacious Townhomes

- Interiors curated by the award-winning Collaborative Design Studio
- Choose between two designer-selected colour schemes: Country (light) and Village (medium)
- Expansive 9' or 10' ceiling heights throughout the main floor depending on plan type
- Durable waterproof vinyl plank flooring on the lower and main levels and soft carpet in bedrooms, hallways, and stairs
- Front loading washer and dryer
- Matte black door handles and closet pulls throughout
- Modern roller shades in living area and bedrooms
- White decora-style outlets with USB charger in kitchen island, primary bedroom, ensuite, and main bathroom (duplex outlet in select closets)
- Recessed down lighting in kitchen, bathrooms, and hallways
- Surface-mount LED lighting in bedrooms
- White wire closet shelving in closets for efficient storage solutions
- All walls painted in white eggshell finish
- All trim and doors finished in semi-gloss and ceilings painted in white flat finish

## Contemporary Kitchens

- Two tone flat panel cabinets; uppers in smooth matte finish and lowers in woodgrain, accented by matte-black pulls
- Kitchens accented by open shelving
- Luxurious porcelain tile backsplash
- Under-cabinet task lighting
- Timeless quartz stone countertops
- Elegant single-handle pull-down centre-mount faucet with precision spray
- Single-bowl stainless steel under-mount sink
- Stainless steel appliance package features:
  - Counter depth refrigerator with icemaker and interior water dispenser,
  - 5 burner gas range with air fryer capability, dishwasher, built-in microwave and slide-out hood fan

## Refined Ensuites and Bathrooms

- Ensuite features contemporary flat-panel cabinetry in smooth satin-matte finish accented by matte black pulls and wall sconces
- Main bathroom offers warm woodgrain cabinetry and wall sconces
- Powder room includes timeless floor-to-ceiling feature tile
- Vanity mirrors with spacious medicine cabinets in all bathrooms (excluding powder room)
- Gorgeous, oversized porcelain floor and wall tiles in all bathrooms
- Sleek wood-like finish floating vanity with stylish over-mount sink and chrome wall-mount faucet in powder rooms
- Dual vanity with under-mount sinks and single-lever chrome faucets in ensuite
- Large ensuite shower with built in shower-caddy, hand shower, and showerhead enclosed with a framed glass barn door
- Acrylic bathtub in main and ground-floor bathrooms, with chrome hand shower in main bath and shower head in ground-floor bathrooms
- Chrome toilet paper holder and towel bar in all bathrooms
- Two-piece dual flush white ceramic toilet with soft-close cover

## Peace of Mind and Convenience

- Dedicated homeowner customer service team
- Comprehensive warranty provided by Travelers, including:
  - 2 Years Workmanship and Materials
  - 5 Years Water Penetration
  - 10 Years Structural Defects
- Forced-air heating system in all homes with optional Air Conditioning
- High efficiency tankless gas fired hot water system
- Energy-saving double-glazed windows for all-season comfort
- Sturdy 2" by 6" exterior wall construction with R22 fibreglass insulation
- All homes fully pre-wired for an in-home security system of your choice
- Hardwired smoke and CO<sub>2</sub> detectors in all homes and common areas
- Elevated rooftop patio tiles for durability (on rooftop homes only)
- Rough-in for natural gas barbeque on balconies and rooftop patios as specified
- Extended driveways on select homes
- Ample visitor parking

## The Cardinal Club

- Two-level amenity building exclusive for townhome residents
- Complete fitness centre
- Designated virtual meeting rooms
- Indoor kid's play area for year-round use
- Two fully equipped entertaining kitchens and lounges
- Expansive rooftop patio with outdoor fireplace