

Harper

Features

A NOTEWORTHY COMMUNITY

- Boutique residential community with fourteen generously sized homes
- Nestled away on a quiet, tree-lined cul-de-sac in Cedar Hill
- Coastal contemporary architecture with warm cedar siding and natural stucco elements offer enduring appeal
- Lush, landscaped areas for every home; semi-private front patios or private backyards are an extension of each home
- Self-contained garage for every home, additional driveway parking for select homes and generous onsite and residential only street parking
- Private and onsite playground and greenspace for residents to enjoy

INTERIORS

- Refined interiors designed by nationally recognized local interior design firm Bidgood exude luxurious details and single-family home sensibilities
- Expansive and thoughtfully placed double-glazed windows invite the outdoors in
- Voluminous 9-foot ceilings on the main floor
- High-quality, 100% waterproof wide plank luxury vinyl flooring with ultra-low VOC's in a custom brushed oak finish in main living areas
- Heathered level loop broadloom carpets throughout upper floor bedrooms and hallways
- Air-conditioned living spaces (main floor and primary bedroom) and ERV and electric heating provide comfortable, clean air and year-round comfort
- Thoughtful built-in front entry feature with designer lighting
- Integrated diffused roller shades control natural light and provide UV protection; full opacity roller shades in bedrooms
- Built-in closet millwork in the primary bedroom offers ample storage and hanging
- Linen closet on the upper floor provides convenient additional storage
- GE washer and dryer with wide plank luxury vinyl flooring in laundry areas

BATHROOMS

- Elegant slim shaker custom cabinetry with soft-close drawers and doors
- Statement quartz countertops by Caesarstone
- White porcelain undermount sinks by Kohler in main and ensuite bathrooms
- Double vanity with undercabinet lighting in ensuites
- Premium fixtures and bathroom hardware by Phylrich in satin nickel in main bathroom and powder room
- Wide-spread faucet, shower and tub hardware by Phylrich in weather copper in main ensuite
- Deep soaker bathtub and separate glass enclosed shower with large format wall tile and recessed storage niche in most ensuites
- High-efficiency skirted toilets
- In-floor heating in primary ensuites

KITCHENS

- Elegant slim shaker custom cabinetry with integrated under cabinet lighting and soft-close drawers and doors
- Full height vertical tile backsplash with built-in up/down wall sconce
- Statement quartz countertops by Caesarstone
- Stainless steel undermount sink and single-lever pull down faucet
- Custom integrated 30" hood vent
- Premium appliances:
 - GE 32" stainless steel french door refrigerator
 - Bosch 31" induction cooktop
 - Bosch 30" built-in wall oven
 - Bosch 24" integrated dishwasher
 - Panasonic integrated microwave w/ trim kit
- Built-in Frigidaire beverage fridge (most homes)
- Unmatched open and closed storage throughout kitchens:
 - Full height pantry and integrated millwork storage closet
 - Integrated recycling and organics pull-out next to the kitchen sink
 - Magic corner built-in under the counter

CONVENIENCE & PEACE OF MIND

- Developed and built by Formwell, a Victoria-based homebuilding company founded on more than 30 years' and 1000 homes worth of experience, and dedicated to creating the region's most livable townhomes
- Inspired by single-family home living and designed with our rigorous set of guiding standards, *In Good Form*:
 - Double party-wall assemblies for quieter homes
 - Generous, thoughtfully placed overhead and wall lighting
 - Expansive open and closed storage throughout each home, so everything has a place
 - Energy efficient homes offer climate-friendly, comfortable and convenient living without the use of fossil fuels for heating or cooking
 - Garages are pre-wired for electric vehicle (EV) charging
 - Homes are solar-ready
- Complete new home warranty provided by Travelers of Canada:
 - 2-years on materials & labour
 - 5-years on building envelope
 - 10-years on structural
- Enjoy responsive and comprehensive homeowner service and support provided by our in-house Homeowner Care team

FORMWELL

The homebuilder reserves the right to make changes and modifications to specifications, finishes, dimensions, sizes, floorplans, and project design without notice. E.&O.E.