

Blacktail

SINGLE, DUPLEX & TRIPLEX HOMES

SILVER VALLEY
MAPLE RIDGE, BC



Blacktail





EXTERIORS

- A collection of distinctive architectural elevations
- Hardie board siding, shingle, board & batten, with wood detailing
- 8' contemporary entry door with black lever and a Smart Lock deadbolt
- Double garage with smart automatic door opener
- Driveway with exposed concrete
- Professionally landscaped front and back yards
- Fully fenced back yards

INTERIORS

- Choice of 3 designer interior colour schemes
- 9' basement, 10' main floor, and 8' upper floor ceilings with select vaulted areas (per model) in single-family homes; 9' upper floor ceilings in duplexes
- Spacious open-concept layouts
- Durable laminate flooring on main floor
- Stairs feature plush carpeting on step with laminate riser
- Upper floor plush carpeting
- Contemporary matte black door hardware
- Staircase with framed 1/2 wall and wood cap
- Natural gas fireplace with tile surround

GOURMET KITCHENS

- Modern stainless steel appliance package:
 - Whirlpool Counter-Depth Refrigerator
 - Whirlpool Electric Range
 - Whirlpool Dishwasher
 - Panasonic Microwave
 - Whirlpool Washer & Dryer
- Quartz countertop & tile backsplash (per colour scheme)
- Shaker & flat panel cabinets (per colour scheme) with soft close hinges
- Oversized islands with eating bar and storage
- Matte black single lever pull-down faucet with matching natural composite sink

SPA-LIKE BATHROOMS

- Powder Room with pedestal sink, matte black single-lever faucet and durable laminate flooring
- Main Bath with dual-sink vanity (per model), quartz countertop, matte black single-lever faucets, relaxing soaker tub, and ceramic tile flooring coordinated with feature wall tile
- Primary Ensuite with elegant dual-sink vanity (per model), quartz countertop, matte black widespread dual-lever faucet, extra-large frameless glass shower, ceramic tile flooring coordinated with the wall tile and shower pan

THOUGHTFUL DETAILS

- TELUS wireless smart security system: Includes control panel, keypad, motion sensor, window and door contacts, leak detection devices, smart doorbell, smart lock, smart garage door opener, and a rear-yard turret camera mounted under the soffit
- Roughed-in garburator
- Two exterior hose bibs
- Two exterior electrical outlets
- Telephone outlet on each floor
- Cable T.V. outlet in living room
- USB combo outlet on each floor
- 40 amp, 240 volt EV outlet in garage

QUALITY CONSTRUCTION

- Gas condensing furnace with heat pump and HRV
- Energy efficient, 76 US gallon, electric water heater
- Low E, vinyl windows
- Low VOC paint and adhesives
- 30 year asphalt laminate shingle roof
- Smoke & carbon monoxide detectors
- Engineered joists with 2x6 exterior wall construction
- 2-5-10 year warranty with St. Paul Fire and Marine Insurance Company - Canadian licensed insurer operating as Travelers Canada



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FREDERICK 'A'



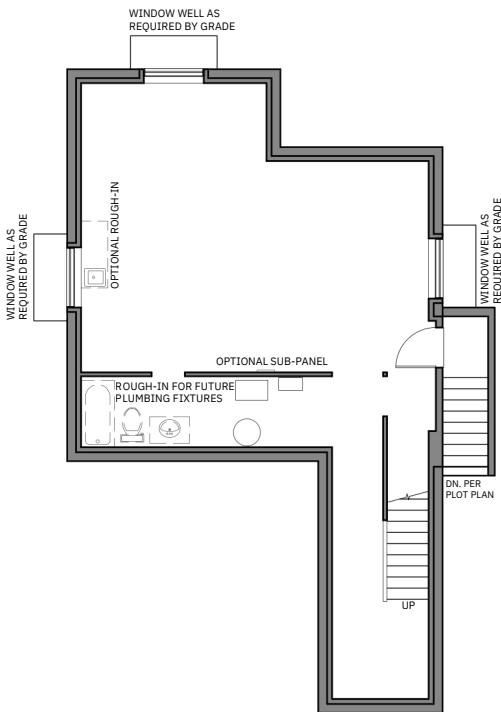
FREDERICK 'B'



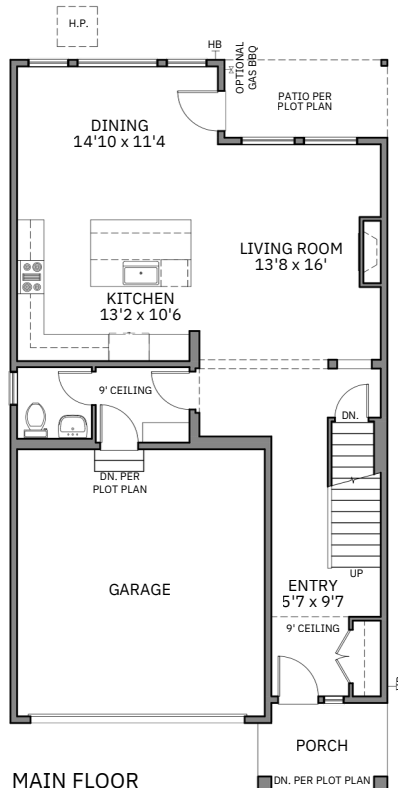
FREDERICK 'C'

FREDERICK

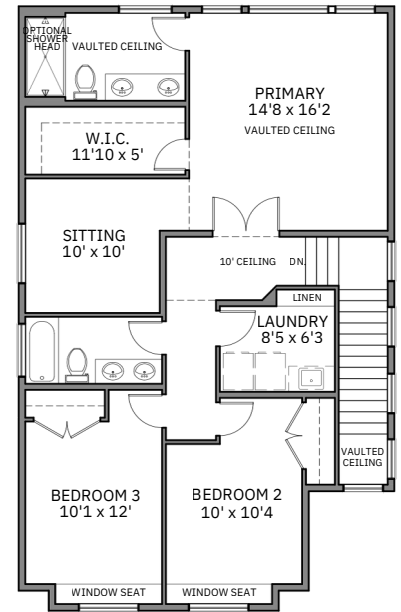
2,961 SF (Including Unfinished Basement)



UNFINISHED BASEMENT
930 SF



MAIN FLOOR
BASED ON FREDERICK 'A'
923 SF



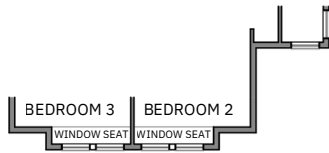
UPPER FLOOR - SITTING ROOM
BASED ON FREDERICK 'A'
1,108 SF

THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, ELEVATIONS, FEATURES AND/OR FINISHES WITHOUT NOTICE. SIZES ARE BASED ON ARCHITECTURAL MEASUREMENTS E. & O.E. ALL LANDSCAPING ELEMENTS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO PLOT PLAN.

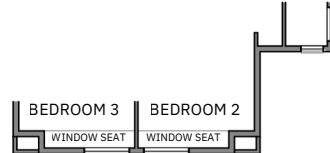
MORNINGSTAR



Blacktail



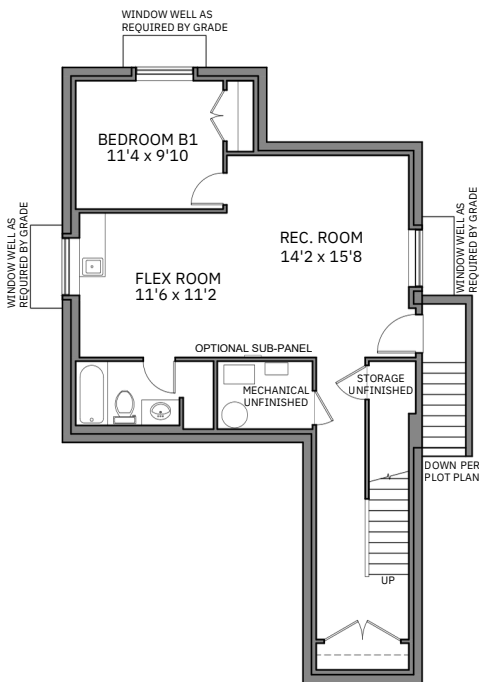
UPPER FLOOR FREDERICK 'B'



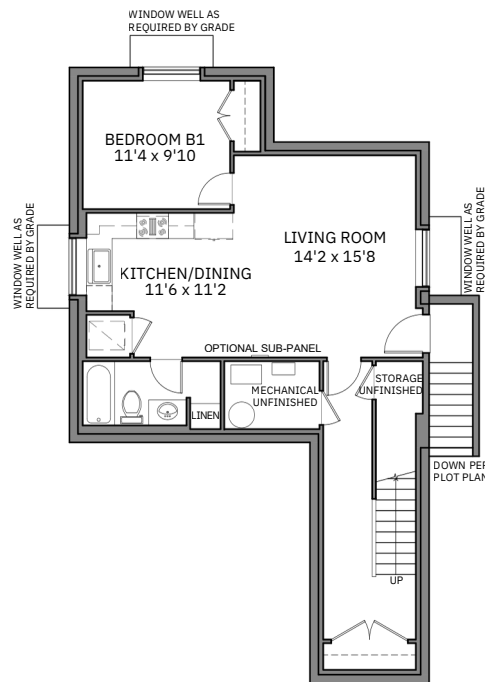
UPPER FLOOR FREDERICK 'C'

FREDERICK

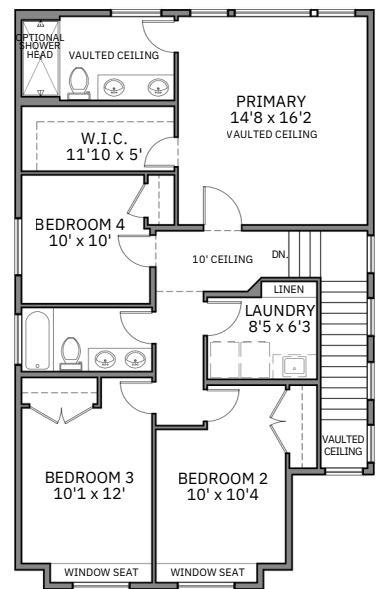
Elevation Changes & Optional Floor Plan Upgrades



FINISHED BASEMENT
930 SF



FINISHED BASEMENT - SUITE
SUITE: 650 SF
TOTAL: 930 SF



UPPER FLOOR - BEDROOM #4
BASED ON FREDERICK 'A'
1,108 SF



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MAGNOLIA 'A'



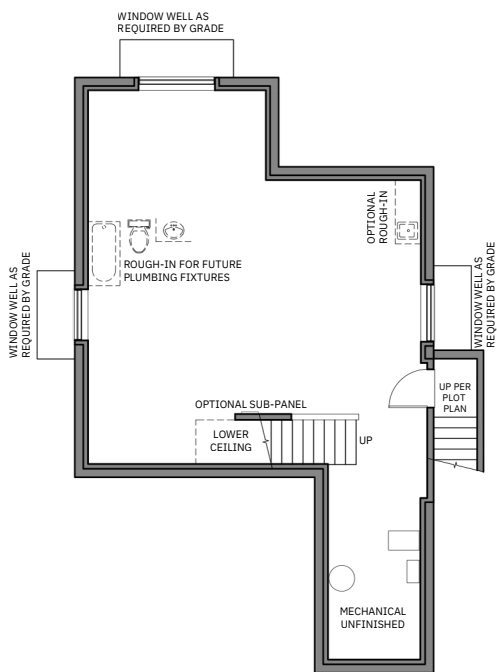
MAGNOLIA 'B'



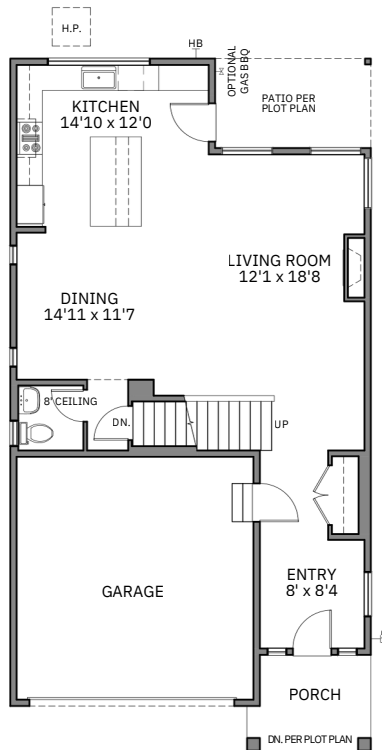
MAGNOLIA 'C'

MAGNOLIA

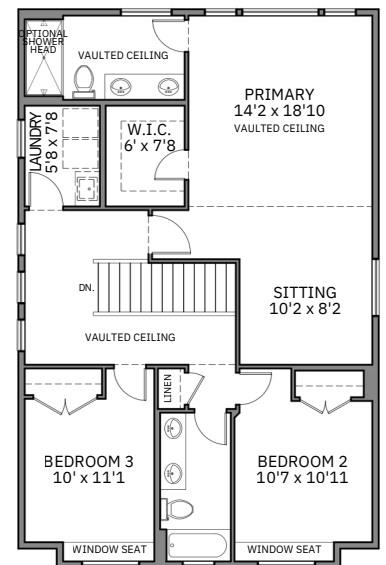
3,025 SF (Including Unfinished Basement)



UNFINISHED BASEMENT
940 SF



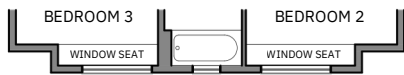
MAIN FLOOR
BASED ON MAGNOLIA 'A'
930 SF



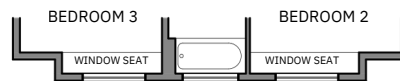
UPPER FLOOR - SITTING ROOM
BASED ON MAGNOLIA 'A'
1,155 SF



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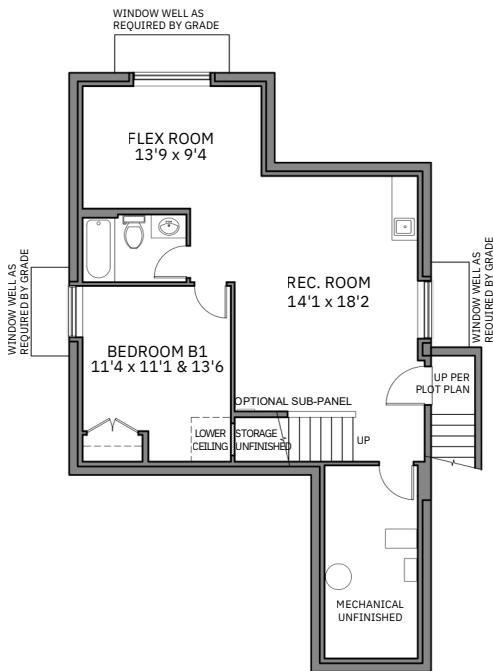
UPPER FLOOR MAGNOLIA 'B'



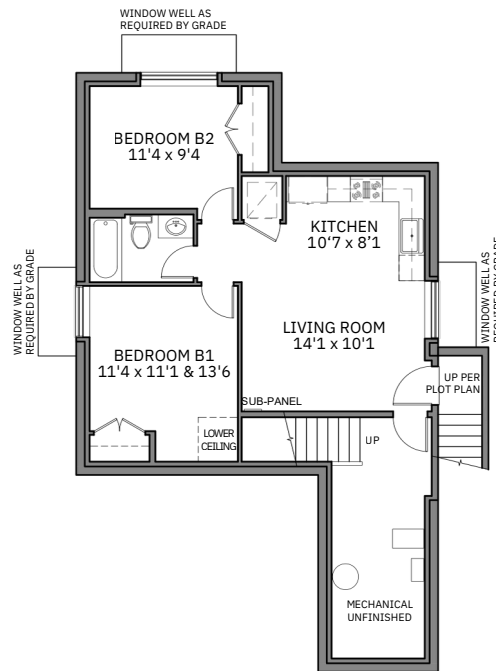
UPPER FLOOR MAGNOLIA 'C'

MAGNOLIA

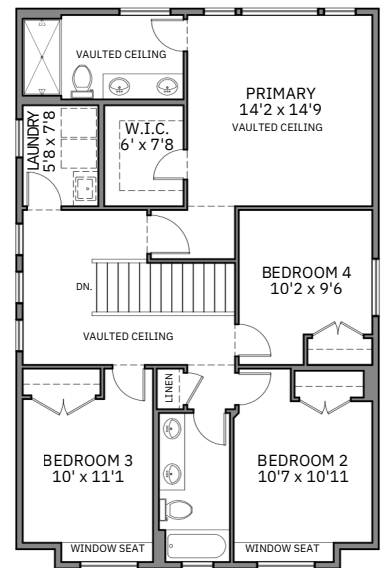
Elevation Changes & Optional Floor Plan Upgrades



FINISHED BASEMENT
940 SF



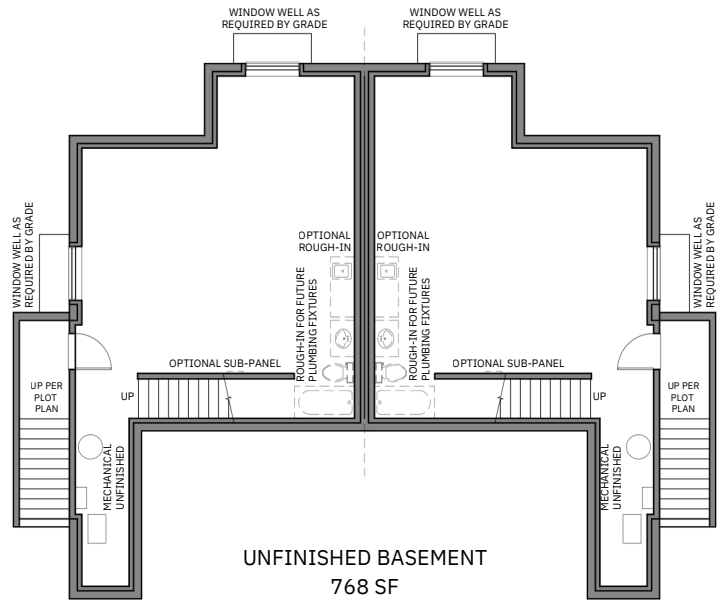
FINISHED BASEMENT - SUITE
SUITE: 720 SF
TOTAL: 940 SF



UPPER FLOOR - BEDROOM #4
BASED ON MAGNOLIA 'A'
1,155 SF

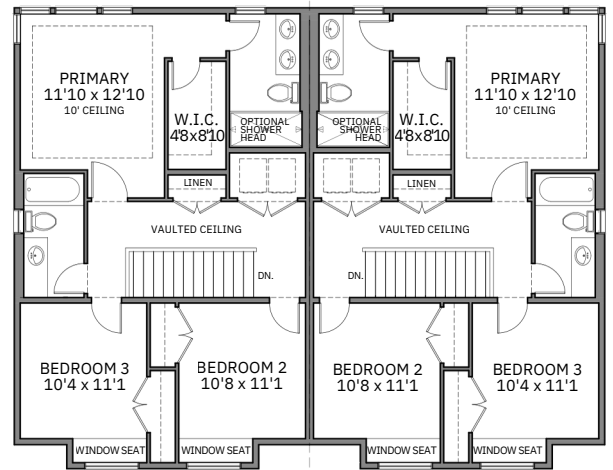
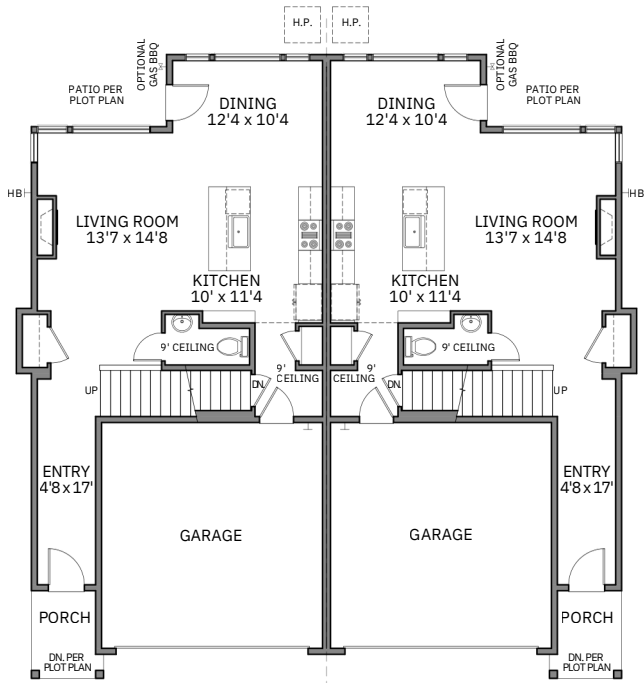


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IRONWOOD

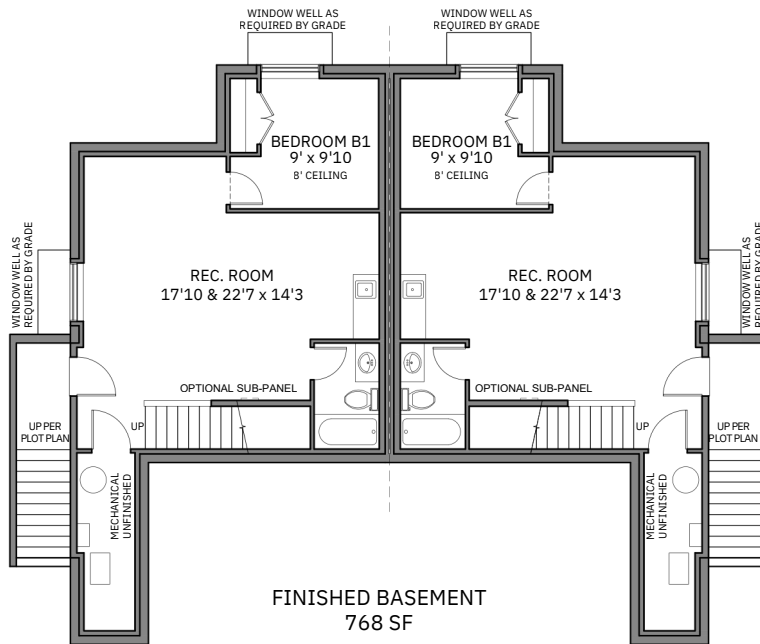
2,393 SF (Including Unfinished Basement)



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IRONWOOD

Optional Basement Finishing

