

Blacktail

SINGLE, DUPLEX & TRIPLEX HOMES

SILVER VALLEY
MAPLE RIDGE, BC



MORNINGSTAR

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

Blacktail



FREDERICK 'A'



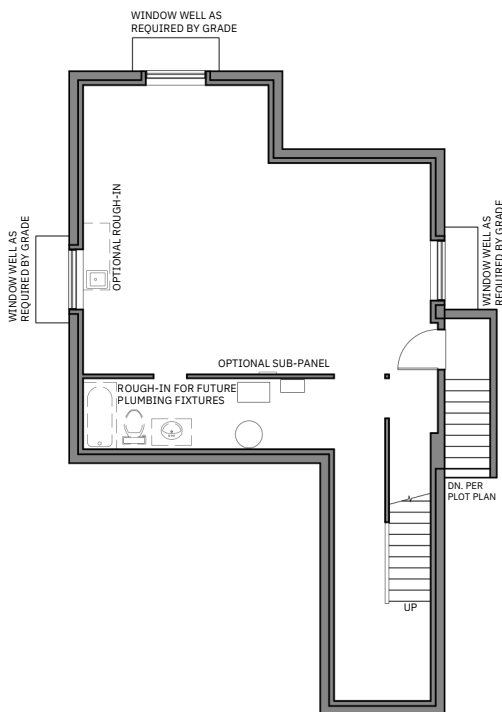
FREDERICK 'B'



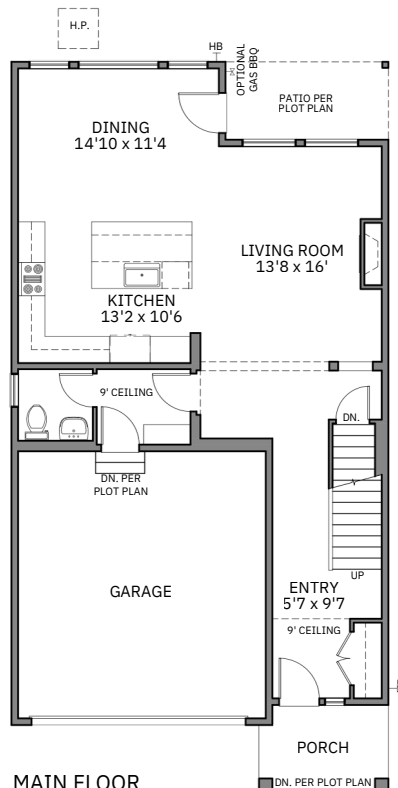
FREDERICK 'C'

FREDERICK

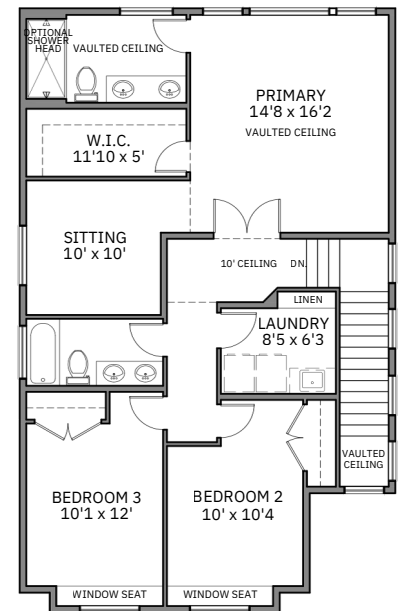
2,961 SF (Including Unfinished Basement)



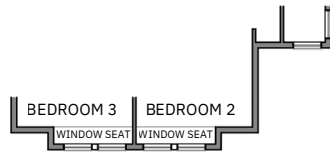
UNFINISHED BASEMENT
930 SF



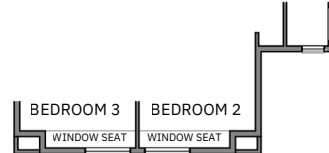
MAIN FLOOR
BASED ON FREDERICK 'A'
923 SF



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



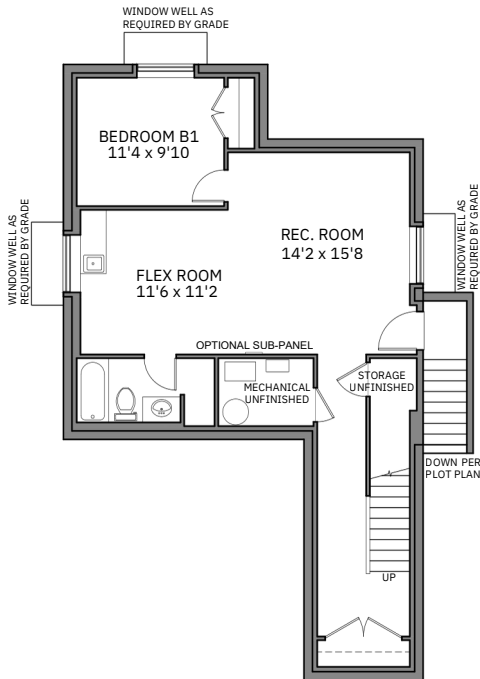
UPPER FLOOR FREDERICK 'B'



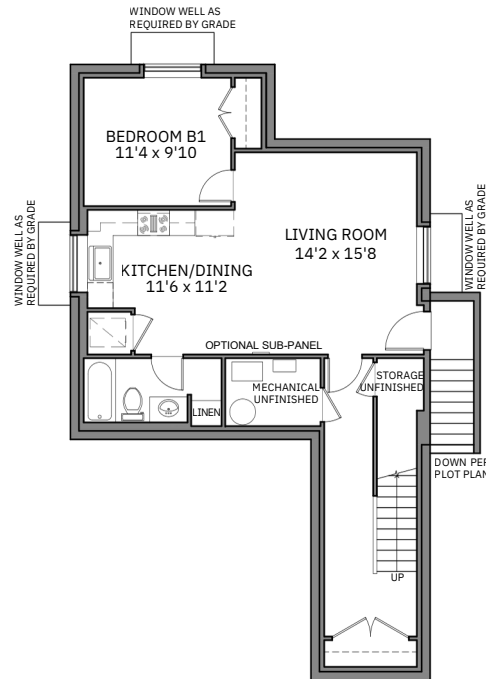
UPPER FLOOR FREDERICK 'C'

FREDERICK

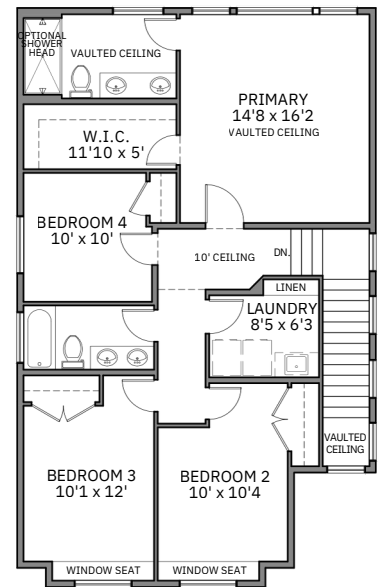
Elevation Changes & Optional Floor Plan Upgrades



FINISHED BASEMENT
930 SF



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



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



Blacktail



MAGNOLIA 'A'



MAGNOLIA 'B'



MAGNOLIA 'C'

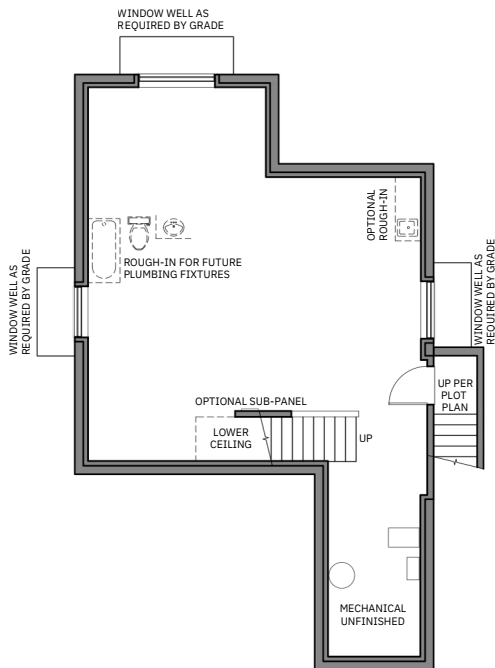


MAGNOLIA 'D'

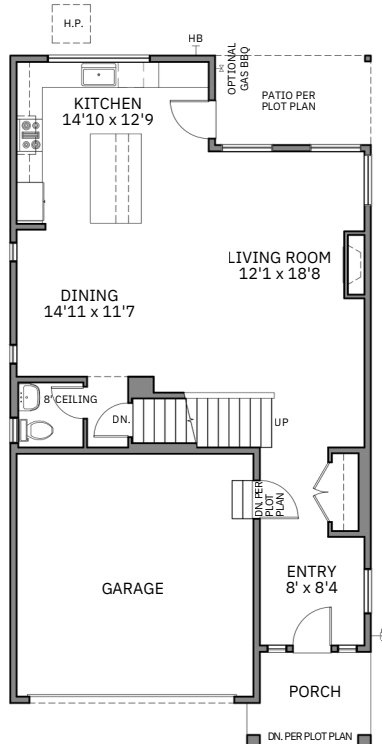
MAGNOLIA IN-GROUND

A-B-C 3,026 SF (Including Unfinished Basement)

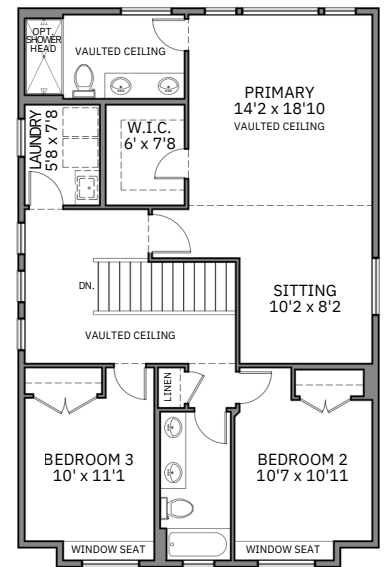
D 3,036 SF (Including Unfinished Basement)



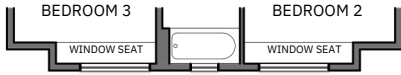
UNFINISHED BASEMENT
939 SF



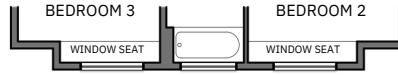
MAIN FLOOR
BASED ON MAGNOLIA 'A'
932 SF



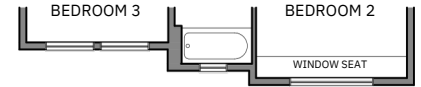
UPPER FLOOR - SITTING ROOM
BASED ON MAGNOLIA 'A'
1,155 SF



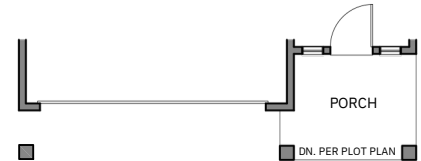
UPPER FLOOR MAGNOLIA 'B'
1,155 SF



UPPER FLOOR MAGNOLIA 'C'
1,155 SF

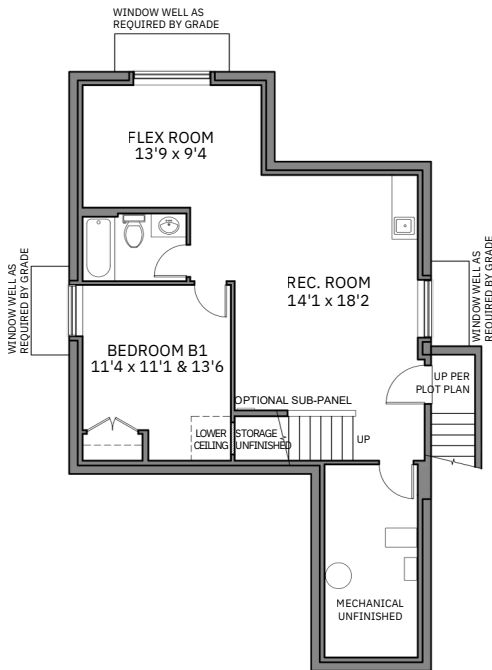


UPPER FLOOR MAGNOLIA 'D'
1,165 SF

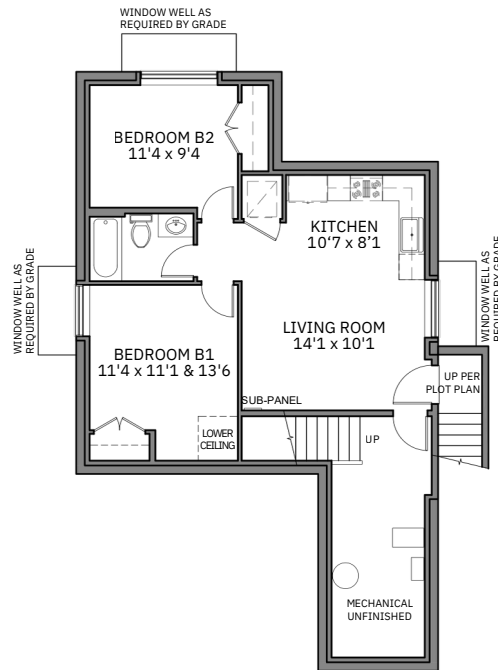


MAIN FLOOR MAGNOLIA 'D'

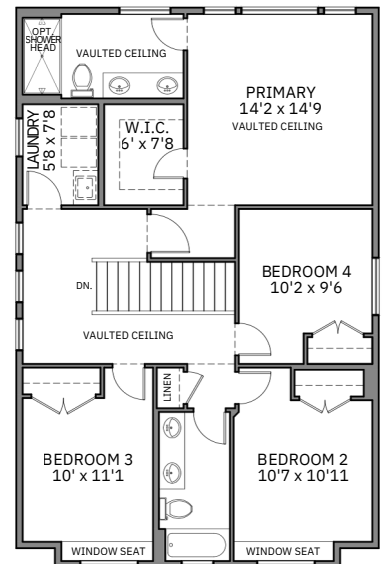
MAGNOLIA IN-GROUND Elevation Changes & Optional Floor Plan Upgrades



FINISHED BASEMENT
939 SF



FINISHED BASEMENT - SUITE
SUITE: 718 SF
TOTAL: 939 SF



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

Blacktail



MAGNOLIA 'A'



MAGNOLIA 'B'



MAGNOLIA 'C'

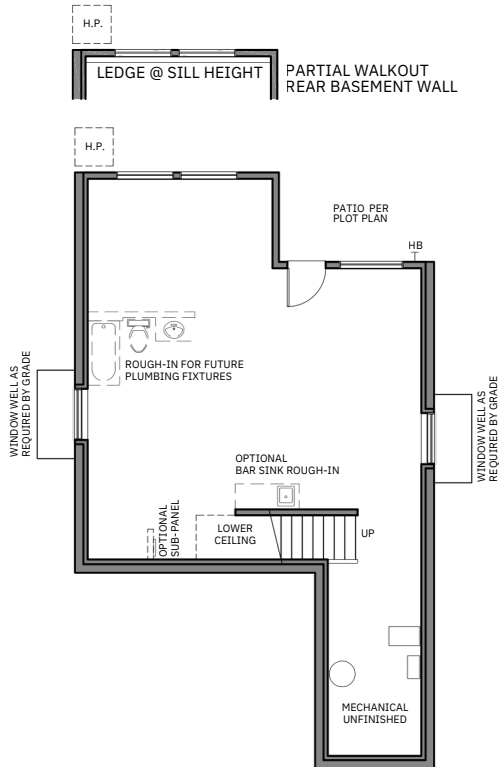


MAGNOLIA 'D'

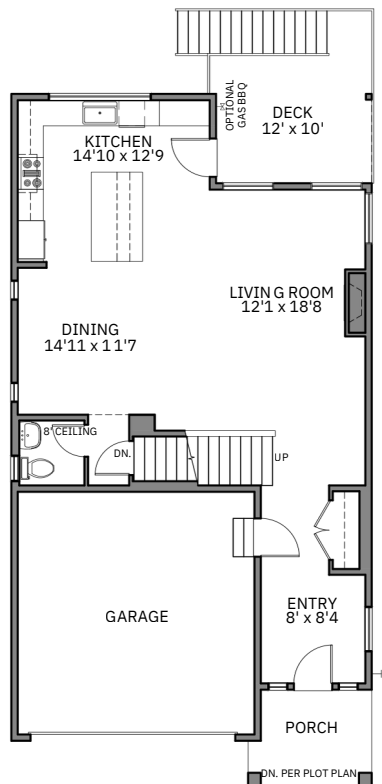
MAGNOLIA WALKOUT

A-B-C 3,026 SF (Including Unfinished Basement)

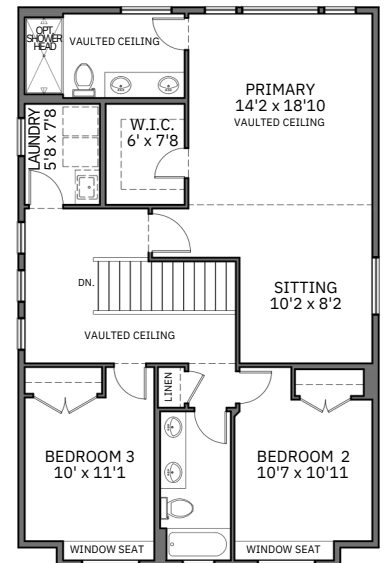
D 3,036 SF (Including Unfinished Basement)



UNFINISHED BASEMENT
939 SF



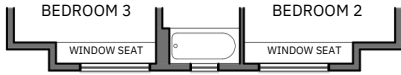
MAIN FLOOR
BASED ON MAGNOLIA 'A'
932 SF



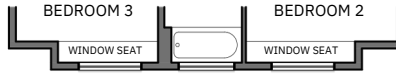
UPPER FLOOR - SITTING ROOM
BASED ON MAGNOLIA 'A'
1,155 SF



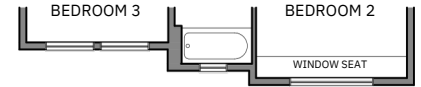
Blacktail



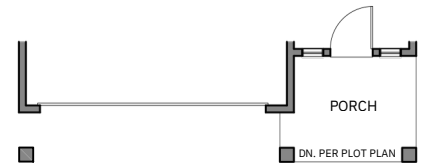
UPPER FLOOR MAGNOLIA 'B'
1,155 SF



UPPER FLOOR MAGNOLIA 'C'
1,155 SF



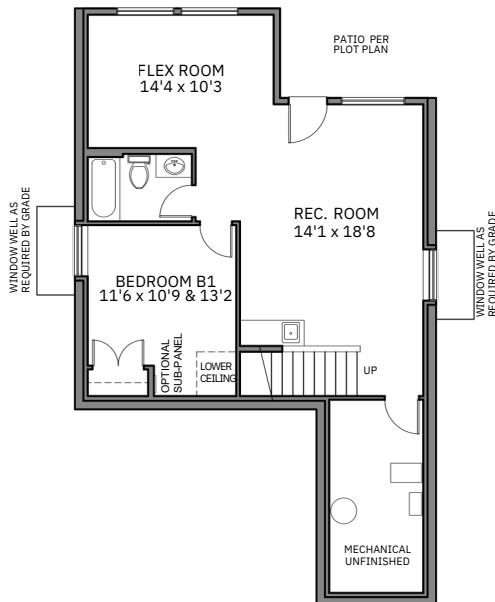
UPPER FLOOR MAGNOLIA 'D'
1,165 SF



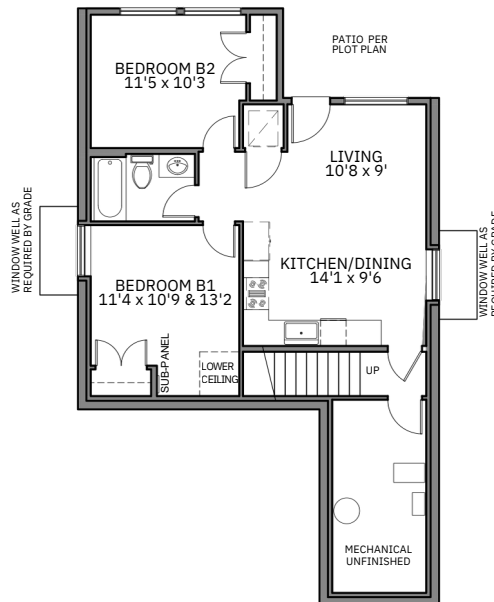
MAIN FLOOR MAGNOLIA 'D'

MAGNOLIA WALKOUT

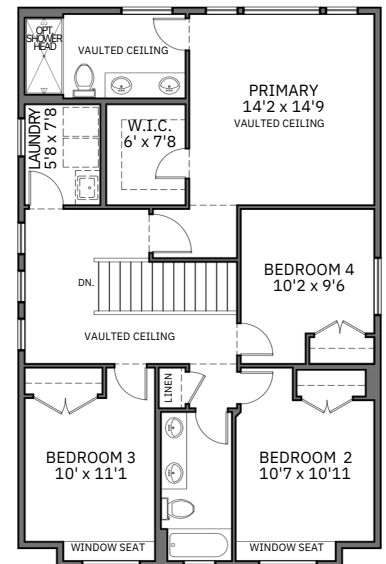
Elevation Changes & Optional Floor Plan Upgrades



FINISHED BASEMENT
939 SF

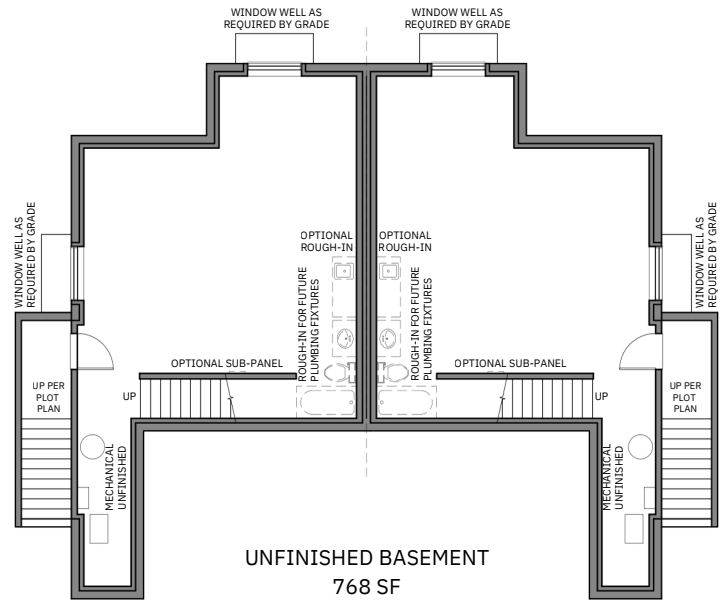


FINISHED BASEMENT - SUITE
SUITE: 718 SF
TOTAL: 939 SF

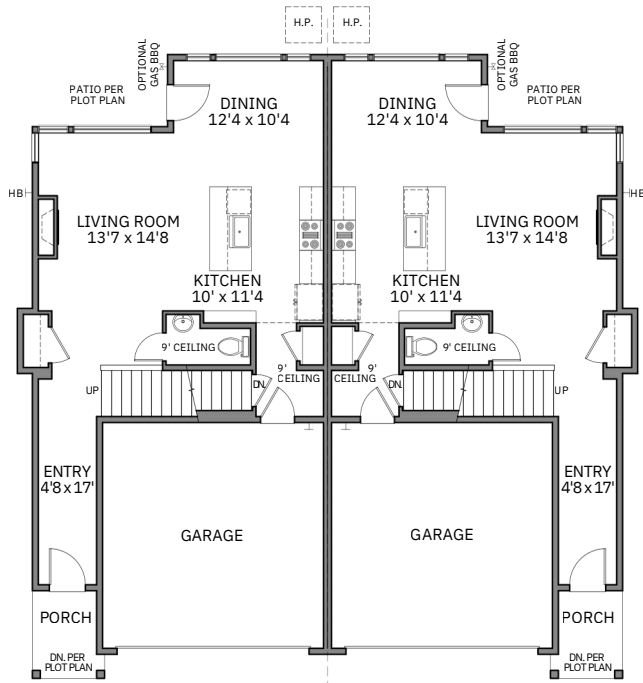


UPPER FLOOR - BEDROOM #4
BASED ON MAGNOLIA 'A'
1,155 SF

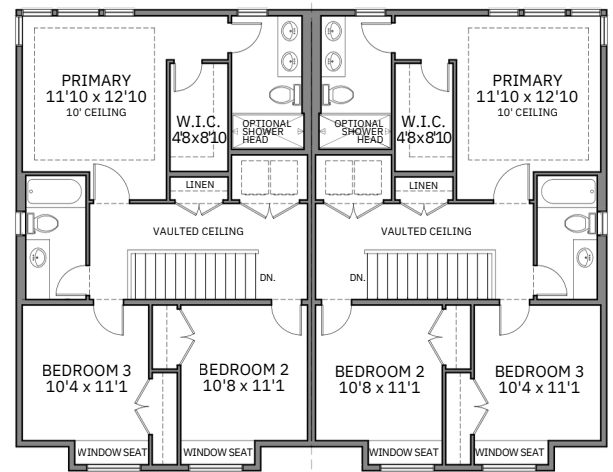
Blacktail



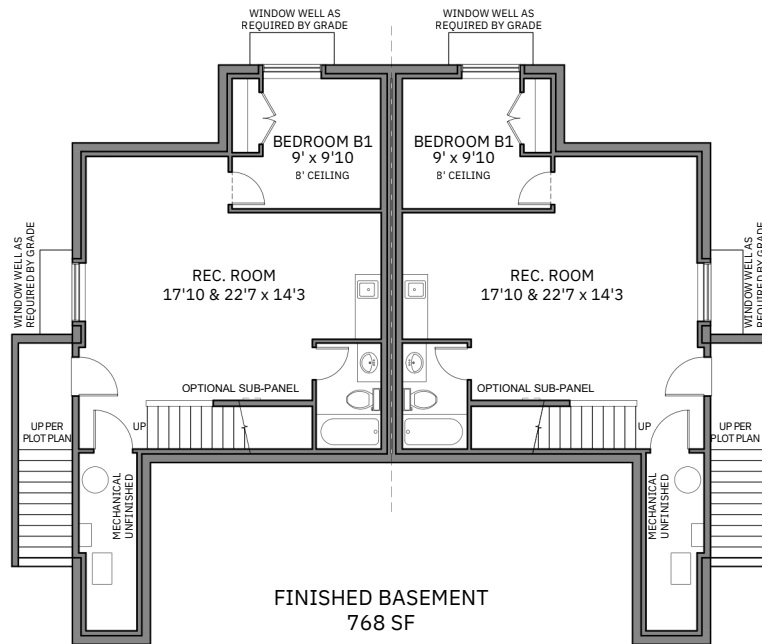
IRONWOOD 2,393 SF (Including Unfinished Basement)



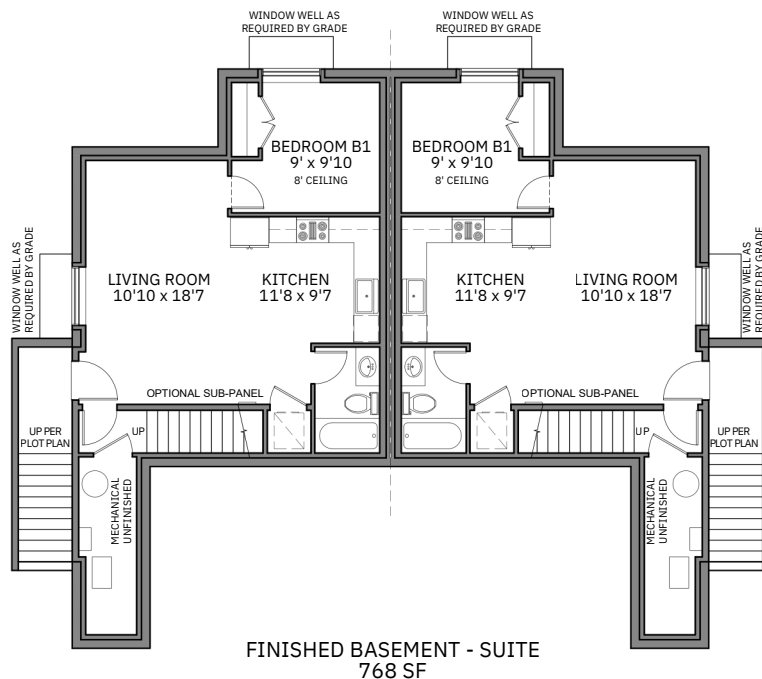
MAIN FLOOR
772 SF



UPPER FLOOR
853 SF



IRONWOOD Optional Basement Finishing





STONECROP - TRIPLEX

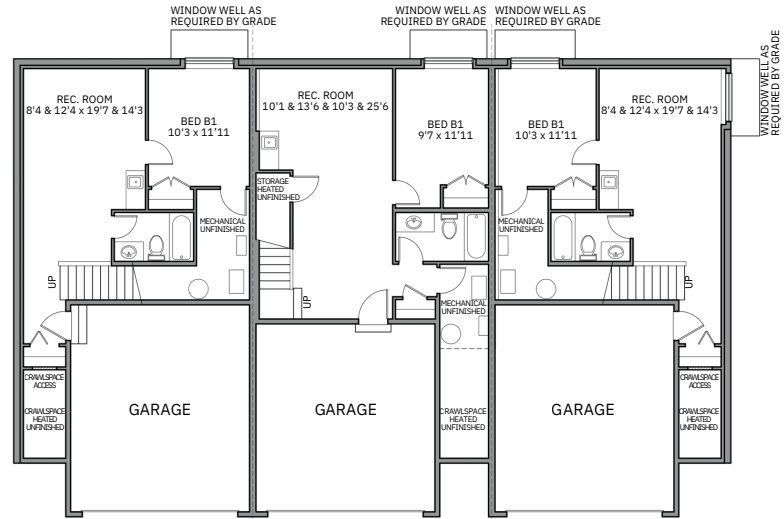
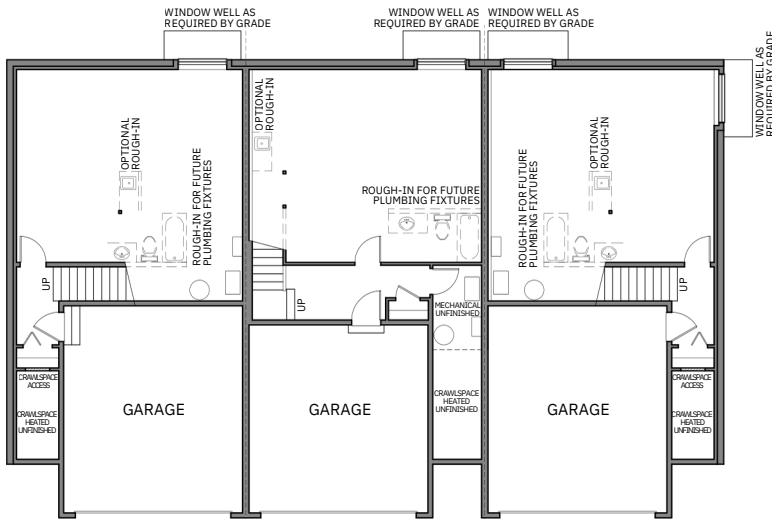
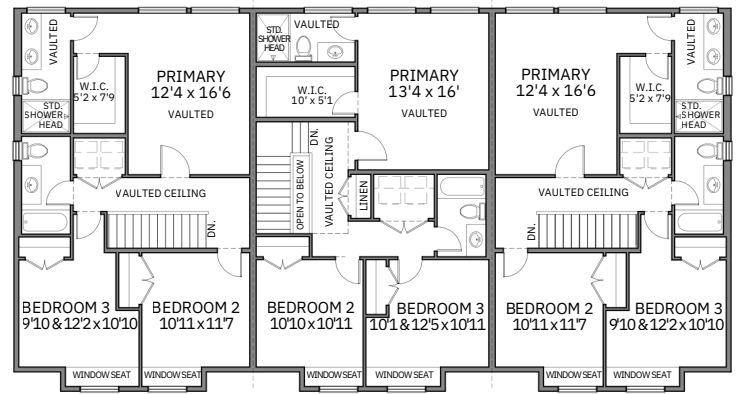
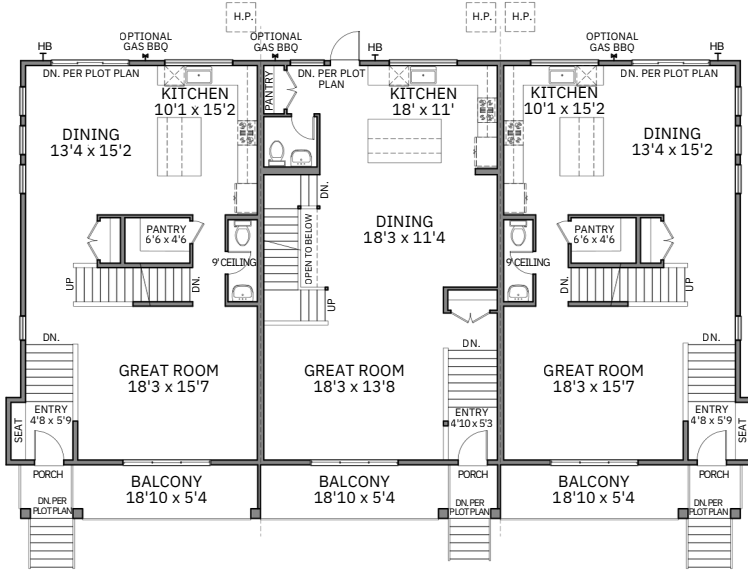
2,570 SF - 2,555 SF - 2,570 SF (Including Unfinished Basement)



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

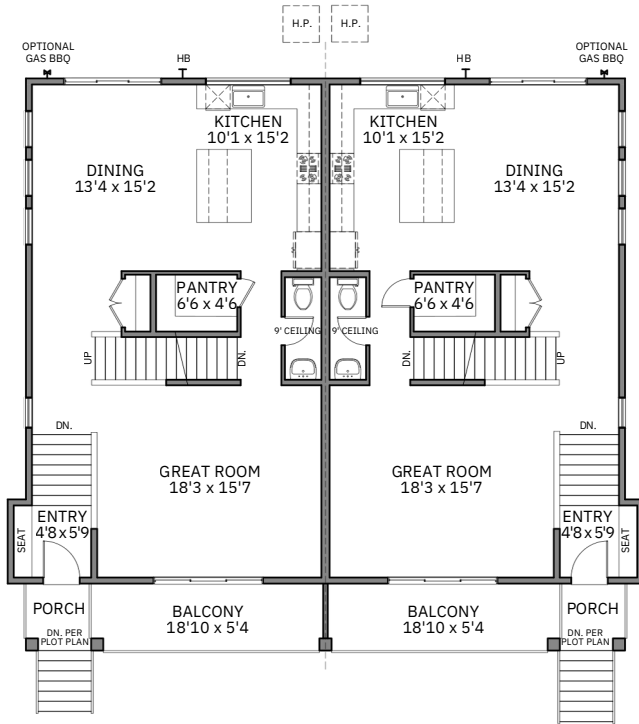




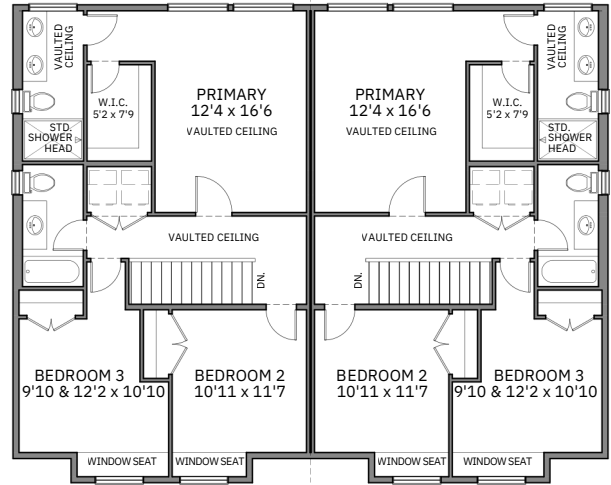
STONECROP - DUPLEX
2,605 SF (Including Unfinished Basement)



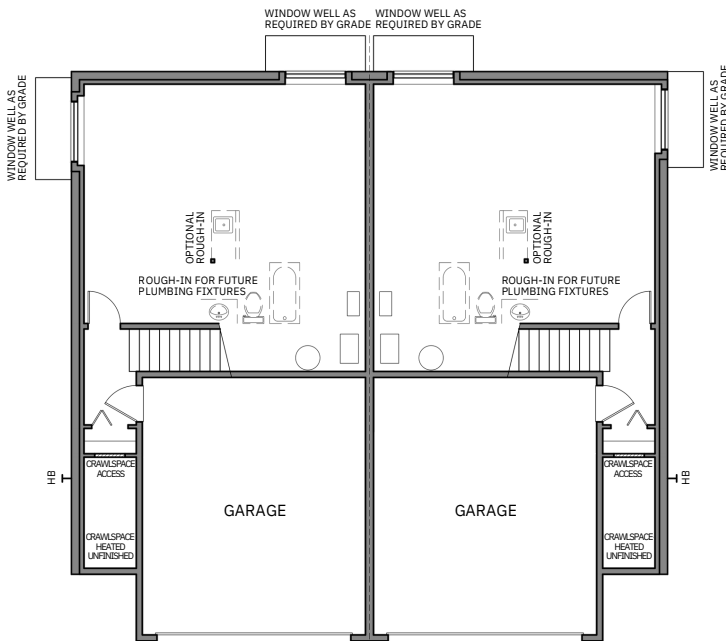
Blacktail



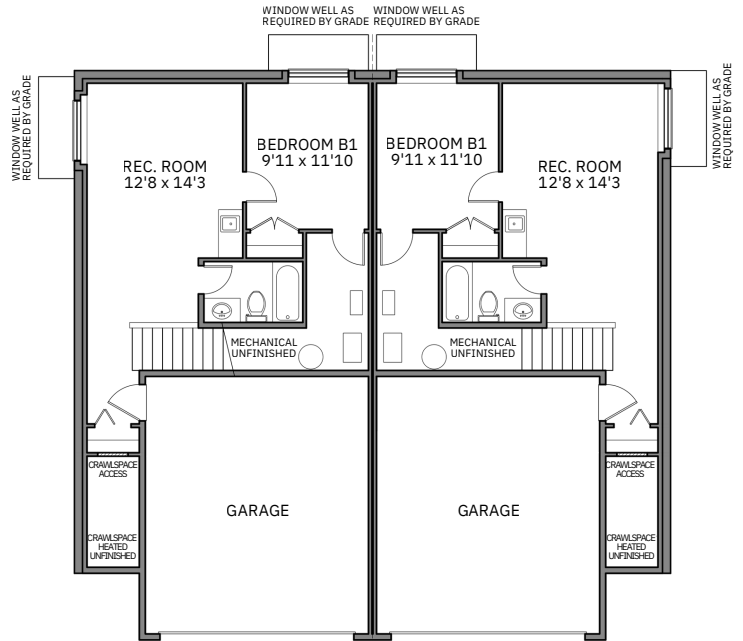
MAIN FLOOR
1,030 SF



UPPER FLOOR
920 SF



UNFINISHED BASEMENT
655 SF



FINISHED BASEMENT
655 SF