

FIRST IMPRESSIONS

- Expansive exposed driveways and detailed exteriors
- Hardie Plank siding with brick facade
- Professionally designed and easy to care for landscaping
- Fully fenced backyard with 6' cedar panels at the side and across the rear with one side gate
- Spacious triple car garages with insulated doors and remote openers
- Covered patio with vaulted ceiling, natural wood soffit/beams, and a stamped concrete finish

BEAUTIFULLY APPOINTED INTERIORS

- Large open layouts for maximum use of space
- Two-storey vaulted great room brightened by large double-stacked windows
- Rich engineered hardwood flooring throughout the main floor with tiled powder/mud room
- Beautifully designed interior colour scheme
- Elegant wood vault beams, shiplap and wainscoting feature walls, Madison-style doors, and modern finishing trim
- Great room gas fireplace with brick facade, custom-built cabinets with quartzite countertops, wood-stained open shelving, and a wood mantle finish
- Open-concept stairs with matte black spindled railings
- Attractive, designer interior lighting
- Fully finished basement with 9' +/- 1" ceilings complete with two-bedroom suite, stainless steel kitchen appliances, full laundry, durable vinyl plank flooring, and dedicated electrical meter

CHEF INSPIRED KITCHENS

- Premium shaker cabinets with 'soft-close' drawers and doors
- Rich, double-edge quartzite countertops
- Stained wood open shelving with counter-to-ceiling backsplash
- Oversized islands with convenient outlets
- Stainless steel Fisher & Paykel appliances with a 36" industrial gas range, Double French door fridge, and integrated dishwasher
- Additional wall oven and convection microwave for added convenience
- Double bowl stainless steel under-mount sink
- Spacious walk-in pantry with custom-designed shelving
- Under cabinet lighting
- Built-in pull-out garbage and recycling bin

LUXURIOUS BATHROOMS

- Quartzite countertops
- Handset ceramic tiles in showers and bathtub surrounds
- Curbless, flush tile transition leading to backlit, full-tile ensuite shower with frameless glass doors, deluxe shower bar, and rainhead
- Nu-heat tile floor heating in ensuite

QUALITY CONSTRUCTION

- ¾" T&G plywood flooring over silent floor system
- Glued and screwed down floors for maximum stability
- 3 coats of high quality and maintenance-free paint
- Constructed to Step Code 4 standards for energy efficiency and cost savings on utilities
- Maintenance-free vinyl windows
- Attractive fiberglass front door with sidelights for natural light and lasting durability
- Superseal foundation wrap with water penetration warranty
- Asphalt shingle roof with limited lifetime warranty
- 2-5-10 year warranty with Travelers Guarantee

HEATING, PLUMBING AND ELECTRICAL

- High efficiency forced air handler
- Navien tankless hot water
- Included heat pump for heating and air conditioning
- Modern clean face gas fireplace in great room
- 400-Amp service to the house, with 200-Amp for main dwelling and 100-Amp for suite
- Two exterior hose bibs and two exterior plugs
- Soffit plug for Christmas lights
- Natural gas BBQ quick-connect fitting on covered patio
- Rough-in for 240-volt electric car charger

THOUGHTFUL DETAILS

- Roughed-in security & central vacuum system
- State-of-the-art direct wired smoke alarms
- Laundry room with finished sink, quartzite counters, upper shelving, and custom built-in bench with coat hangers and shoe rack
- Custom shelving in master walk-in closet
- Roughed-in 5.1 surround system and dimmable pot light built into media room
- Rough-in for future customization with four sets of ceiling speakers, four exterior camera locations, and two Wi-Fi boosters, wired to communications panel located under the stairs

Features may vary from home to home depending on floorplan/location. Developer reserves the right to make changes to plans, specifications, features and prices. Measurements taken from architectural drawings and actual plans and square footage may vary. All sizes and dimensions are approximate. E & O.E.

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DEVELOPMENTS

Grounded Developments is dedicated to blending time-honoured tradition with modern innovation in home construction. With years of family experience in the industry, Linden Bontkes, a third-generation builder, proudly carries forward a legacy of integrity and quality craftsmanship in the Fraser Valley. At Grounded Developments we build more than just houses—we create environments where families thrive and grow together.

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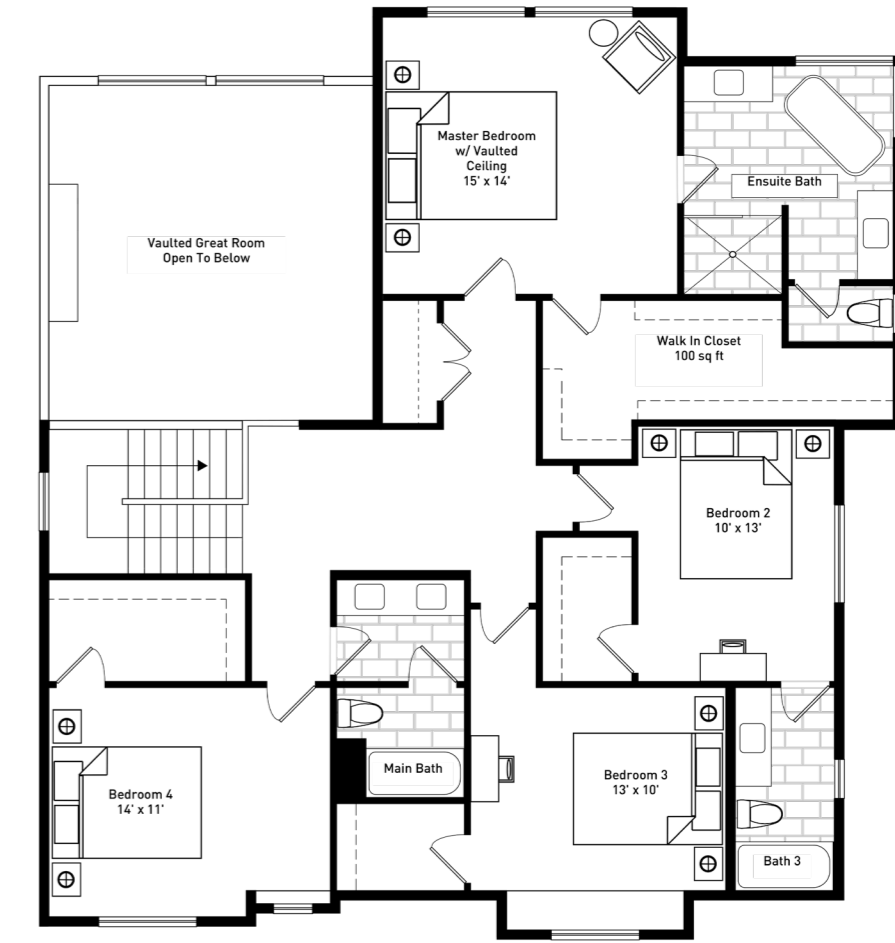
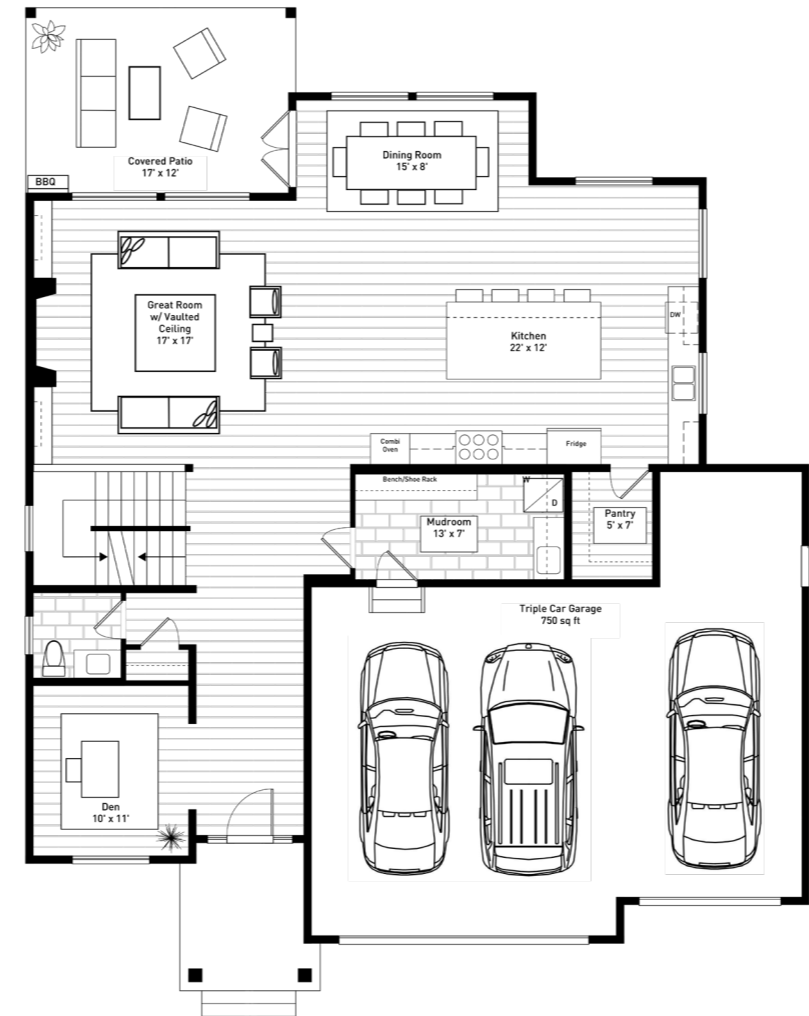
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6
BEDROOM
+
DEN
+
MEDIA ROOM
+
4.5
BATH

4,535
SQ.FT

The developer reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices without prior notification. Decks, patios, stairs and windows may vary based on site conditions. All sizes and dimensions are approximate and based on architectural measurements. Reverse and/or mirror plans occur throughout the development. Please see disclosure statement for specific offering once available. E & O.E.