

# FEATURES & FINISHES

## 32 TOWNHOMES IN THE NORTH SHORE'S EDMONT VILLAGE

### A BOUTIQUE TOWNHOME COMMUNITY

- A limited collection of refined 2-bed, 2-bed+den, 3-bed + den+ townhomes in Edgemont Village by Domus Homes.
- Set along Ridgewood and Ayr Drives at the base of the North Shore Mountains.
- Moments from lush parks, school catchments, and village conveniences.
- Sleek, modern architecture by Integra Architecture.
- Meticulous landscaping throughout shapes a shared courtyard.

### CONTEMPORARY WEST-COAST MODERN INTERIORS

- Bright, light-filled, and timeless living spaces by Ross & Company Interiors.
- Rich palettes inspired by the surrounding landscape, using natural materials found in nature - offered in Walnut or Oak.
- Energy-efficient double-height laminated windows.
- Engineered oak hardwood flooring on the main living spaces.
- Nylon and wool broadloom carpet in upper-floor bedrooms, hallways, stairs and basement flex space. (Optional upgrade to hardwood flooring)
- Energy efficient LED recessed pot lights throughout.

- Airy 9 ft. ceilings in most living areas and bedrooms to maximize natural light.
- Expansive living spaces for a single-family home experience:
  - 22'-23' wide main living (B-Plans)
  - 27' wide main living (C-Plans)
- Roller blinds for optimal privacy.
- Front-loading washer and dryer. (side-by-side in some homes)
- King-sized primary bedrooms with a juliette balcony.
- Custom millwork closet system. (select homes)
- Generous rooftop patios extend your living space outdoors.

### REFINED KITCHENS

- Spacious kitchens designed for form and function.
- Caesarstone countertops with full-height backsplash.
- Undermount double stainless-steel sink with Hansgrohe gunmetal pull-down faucet
- Modern flat-panel cabinetry with soft-close doors and drawers with gunmetal hardware.
- Under-cabinet LED strip lighting for well-lit kitchen prep.
- Abundant storage solutions, including open corner shelving.

- Premium Integrated Stainless Steel Appliance Package:
- Fisher & Paykel French Door Refrigerator. (Integrated Panel Ready)
- Fisher & Paykel 4-Zone Induction Cooktop. (Stainless Steel)
- Fisher & Paykel Series 7 Wall Oven. (Stainless Steel)
- SMEG Insert Hood Fan. (Integrated)
- Fisher & Paykel Panel Ready Dishwasher. (Integrated Panel Ready)
- Panasonic Microwave with trim kit.

### SERENE ENSUITES, BATHROOMS, AND POWDER ROOMS

- Oversized porcelain tile across the floors and walls of the ensuite and main bathroom.
- Seamless undermount basins.
- Towel bars and toilet fixtures in a refined gunmetal finish.
- Energy-efficient LED lighting in ensuite and main bathrooms.
- Primary Ensuite:
  - Frameless glass shower enclosure in gunmetal finish, featuring a 4-piece rainfall shower with a handheld wand.
- Large vanity mirror and medicine cabinets with soft-close cabinetry and under-cabinet lighting.

- Secondary Bathrooms:
  - Contemporary vanity with oval mirror, integrated sink, and Caesarstone quartz countertop.

### PEACE OF MIND

- Secure private parking garage.
- EV ready parking included in every home
- Convenient private storage. (select homes)
- Built to Passive House standards.
- Heat-pump air conditioning and heating system for energy-efficient, all-year round comfort.
- Comprehensive 2-5-10 warranty protection by Travelers Guarantee.

### OPTIONAL UPGRADES

- Built-in wine fridge offering temperature-controlled storage for up to 40 bottles, with an anti-UV glass door and sliding wooden shelves. (select homes)
- Hardwood flooring upgrade.