

VANETTA FEATURES

FUNCTIONAL & STYLISH

Designed by The Collaborative Design Studio, a boutique Vancouver-based interior design firm specializing in multi and single-family dwellings, Aldergrove Town Centre's premier interiors feature:

- Two professionally curated colour schemes expertly crafted in Alder (light) and Oak (dark)
- Individually air conditioned homes for maximum comfort
- Stylish shaker-style doors throughout with modern matte black handles
- Integrated dishwasher for a seamless and elegant look
- 7" Wide-plank vinyl flooring for long-lasting durability and easy maintenance
- Substantial baseboards, window, and door casings throughout to complete the design
- White 2" faux wood blinds throughout
- High-efficiency, front-loading stacked or side-by-side washers and dryers (depending on the plan)
- Bright, recessed kitchen and bathroom pot lighting and matte black surface mount lighting in bedrooms and dens
- Gas BBQ hookup on all balconies to satisfy the grill master in your home

KITCHENS TO DINE FOR

Featuring thoughtful extras to maximize storage and convenience, highly functional kitchens include:

- Pull-out pantry offers a place for every ingredient in your recipe book
- Seamlessly integrated dishwasher blends with your cabinetry for a high-end look
- Recycling centre under the sink for environmentally friendly disposal
- Two stylish, modern design schemes for you to choose from:
 - Alder (light): Bright white shaker on the upper cabinets, light oak on the lower cabinets
 - Oak (dark): Sleek, grey shaker cabinetry on the uppers and dark oak colour on the lowers
- Gentle soft-closing cabinetry with matte black pulls
- Two designer matte black pendant lights illuminate the kitchen and create a design-forward feel
- Durable quartz countertops with a sleek contemporary look and less maintenance
- Timeless glossy white subway tile backsplash
- Under-cabinet puck task lighting for convenience and added ambiance
- Deep single bowl stainless steel sink with contemporary matte black pull-down spray faucet

- Stainless steel appliance package, that includes:
 - five-burner gas cooktop allows for increased temperature control, energy efficiency, and reliability
 - Counter-depth French door refrigerator with automatic ice maker in the freezer and wifi connectivity
 - Oven with convection capability, wifi connectivity, edge-to-edge grates, and front controls
 - Integrated dishwasher offers a seamless look for your kitchen
 - High-power stainless-steel AEG slide-out range hood

BLISSFUL BATHROOMS

Efficient and luxurious main and ensuite bathrooms evoke a beautiful spa-like atmosphere where you can relax and take a bubble bath in your elegant soaker tub. Or linger in your ensuite's spacious walk-in shower, featuring matte black framed glass, floor to ceiling tiling and a modern shower head.

Other thoughtfully designed bathroom features include:

- Stylish matte black sconce lighting and pot lights overhead provide ample lighting
- Undermount porcelain sinks with dual sinks in many plans
- Walk-in ensuite shower with rainfall showerhead for added luxury

- Contemporary glossy white floor to ceiling wall tiles in ensuite showers and large format matte designer floor tiles
- Sleek vanities with quartz countertops and cabinets below for ample storage
- Matching matte black robe and hand towel hooks for convenience
- Two-piece elongated toilets with matching matte black flush

Welcome Home Technology Package Presented by Telus. Owners can take advantage of a TELUS Welcome Package, five-burner including:

- 1 year of TELUS PureFibre Internet 300
- 1 Year of TELUS Optik TV
- 3 months of SmartHome Security for \$0 when you sign up for Telus Internet

PEACE OF MIND ASSURED

Aldergrove Town Centre is a quality community presented proudly by Janda Group and backed by 2/5/10 year warranty provided by WBI Home Warranty Ltd.

Warranty includes:

- 2 years for labour and materials (some limits apply)
- 5 years for the building envelope, including water penetration
- 10 years for the structure of the home

QUALITY CRAFTSMANSHIP

Aldergrove Town Centre is constructed by expert craftspeople using the finest materials. Highlights include:

- Building envelopes composed of Hardie panel, brick veneer, and metal with wood look sidings
- Energy-saving double-glazed thermally broken vinyl framed windows and patio doors
- Insulated party walls between homes
- 4" concrete topping between floors to minimize the acoustic impact
- Steel frame construction provides a durable, efficient, safe, and long-lasting structure
- Central high-efficiency domestic hot-water boilers
- Gated and brightly lit underground parking with video surveillance
- Enter-phone outside main lobby & parking garage
- Restricted fob system access to common areas, underground parking and elevator
- Hardwired smoke and CO, detectors and sprinklers in all homes and common areas
- Convenient recycling, compost and garbage centre
- Ample visitor parking