



FEATURES

EXTERIOR

- A master-planned residential complex by RAMSAY WORDEN ARCHITECTS Ltd is a 2.4 acre project in Northeast Coquitlam.
- Breeze Residence features modern West Coast architecture including masonry exteriors; lush landscaping and well-designed floor plans.

INTERIOR

- Engineered hardwood flooring on the main levels.
- Tile flooring in the entries.
- Nine foot ceilings on the ground floors and main floors and vaulted ceilings on the upper floors, (SKY series).
- Electric baseboard heat and individually controlled thermostats.
- Six inch baseboards.
- Canadian made 100% green label nylon carpet in the office and third floor with, up to 15 years of stain protection warranty.
- Custom designed fireplace with built in wood work and cabinets.
- Rough-in central vacuum system.
- Samsung front load washer and matching stacked electric dryer.

WARRANTY AND SAFETY

- Comprehensive 2-5-10 warranty protection by Pacific Home Warranty and Insurance Ltd :
 - 2 years material and labour.
 - 5 years water protection.
 - 10 years structural warranty.
- Hard-wired alarm security system.
- Hard-wired smoke detectors.
- Secured garage doors with remote control.
- Hard-wired intercom on main floor.

KITCHEN

- Custom-built wood-shaker cabinetry doors with brushed nickel hardware.
- Convenient cabinet features such as: island, wine rack and pantry, in most homes.
- Natural Granite countertops and full-height ceramic backsplash.
- Executive stainless-steel appliances:
 - Samsung French door bottom freezer fridge with water and ice dispenser.
 - Samsung under-counter dishwasher.
 - Samsung over the range microwave.
 - Frigidaire electric glass-top convection range.
- Double stainless steel sinks with single-lever faucet by Kohler.

BATH AND ENSUITE

- Main floor powder room with stylish tile flooring and elegant built-in shaker style wood cabinetry in the SKY series and Kohler modern cabinets in the WHISPER series.
- Modern fixtures and faucets by Kohler.
- Granite and marble countertops in the SKY series. All granite countertops in the WHISPER series.
- Executive ensuite featuring 60" shower base completed with full body spray panel, double porcelain sinks, sleek tile flooring and large vanity mirrors.
- Quality bath/shower surround ceramic tile.
- Designer tile flooring.

PARKING

- Every home has exclusive private driveway for extra parking.
- More than the required minimum, 16 visitor parking spots for all your guests.



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