



## FEATURES AND FINISHES

### Interiors

- Select from 2 designer colour pallets by Dalaun, Troika's in-house designer:
  - Option A will feature modern meets urban finishes and fixtures with a more urban design feeling.
  - Option B will feature lighter finishes and fixtures with more of a contemporary classic design feeling.
- Both options feature engineered hardwood from the Pacific Coast Collection. This collection is the most stable structure for our variable Western Canadian Climate. 4.0mm dry-sawn White Oak lamella is stronger and thicker than most top layers without sacrificing stability. Long and wide boards are the hallmark of high-quality products and add elegance to your home.
- All homes come standard with Shaw Floor carpet from their 'Inspiring' line. This carpet is the best stain-fighting technology in the industry, Shaw carpet brings colour, texture and value to your doors.
- Homes are wood built with 2' x 6' exterior stud walls and interior non-load bearing walls will be 2' x 4' with 5/8 inch drywall.

### Designer Details

- All home are inspired by Mediterranean-style and come in versatile, spacious and open concept plans to meet the specific needs of you and your family. Each one is stylish and comfortable and includes access to West Harbour's many amenities, all while being park side.
- Each home plan comes standard with steel barrel stone coating shingles unless you've chosen a flat roof design and accented with cultured stone on the front side. All ground terraces are finished in aggregate leading to landscaping.
- Stucco can be chosen from three options that compliment the design specifications of the West Harbour community.
- Luxury cabinetry comes standard in all homes, featuring shaker 75 degree 5 piece front in all bathrooms, both the base and uppers in the kitchen and the laundry room.
  - OPTION A: Cabinetry will be finished in White Heron by Benjamin Moore on all kitchen base and uppers, main bathroom and laundry cabinets. Your island cabinetry will be finished in Boothbay Gray along with your powder room and ensuite
  - OPTION B: All cabinetry will be finished in Chantilly Lace by Benjamin Moore.
- Unfinished lower levels are ideal for future expansion or customization, the home plans allow for additional rooms to be created, including potential for an additional bathroom, bedroom and/or a recreation room, man cave, office space or wine cellar.
- Windows will be double-pane Low E with vinyl frames (black exterior white interior).
- Private double garage comes standard with each home plan, with additional driveway parking or street parking to suit your family and guests.
- Garage doors come with four glass panels that will correspond with your front door and exterior design option choice.
- All homes come with 2-5-10 year new home warranty to give you peace of mind.

### Main Bathroom & Powder Room

- Enjoy a Maax Series essence 4-piece tub shower, with a soaker bathtub. This surround comes with large top corner shelves, wide soap dish and standard acrylic handle, your tub will be completed with a Moen showerhead and faucet with a D-shaped spout crafted to present the water in a flat, thin silky ribbon to continue the clean lines of the faucet's smooth, wide form.
- American Standard undermount 20" x 16" sink with Snow White Quartz countertops.

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# WEST HARBOUR

- Your Powder Room will be complete with Benjamin Moore paint, option A will feature Silver Streak and Option B will feature Nocturnal Grey walls. Your main bathroom will be finished with Benjamin Moore paint, in the Gray Owl in satin.
- Your powder room will feature engineered hardwood that is the same as all the mainfloor flooring.

## Bathrooms

- All bathrooms will feature an American Standard one piece dual flush High-Efficiency toilet.
- All bathroom fixtures will feature Moen branded items in chrome or black. The shower will feature a rain shower head, sidebar and nozzle. In addition to the towel bar, robe hook, hand towel rod, and paper holder.
- Choose between two flooring options for all bathrooms
  - Travertine Navona (12"x24") tile in the Grigio colour. The Travertino is an eternal and timeless classic (Option A).
  - Or, choose the Riverside Porcelain (16" x 24") in Almond colour (Option B).
- All bathrooms will come with your choice of vanity lighting. Option A will include a Savoy House Drake 2-light bath bar with simple, modern black styling. Option B is the Westcap 3 light bath bar finished in brushed nickel for a more contemporary traditional style.

## Master Ensuite

- Relax in your bathtub and shower combo by Maxx. Your tub surround will be complete with 5" x 7" glass tile in their Fog colour or you also have the option to have 3" x 12" tile in their Shadow colouring.
- Your tub and shower will be complete with a Moen shower slide bar and nozzle finished in chrome.
- Your double vanity will feature two American Standard undermount 20" x 16" sink with Snow White Quartz countertops. Cabinetry will be your choice of option A or B packages. (see above).
- Choose between two ensuite flooring options:
  - Travertine Navona (12" x 24") tile in the Grigio colour. The Travertino is an eternal and timeless classic.
  - Or, choose the Riverside Porcelain (16" x 24") in the Almond colour, which has the feel and look of wood.

## Kitchen

- The open concept kitchen will feature large ample storage space and a large island ideal for entertaining, quick family meals or meal preparation.
- Right off your kitchen enjoy access to your private patio that is set up to be the perfect grilling in the summer or taking in the beautiful views West Harbour has to offer. Your open concept main living area will also include an informal dining space with a forward-thinking designer lighting fixture statement piece.
- Choose between Sakura or the Staturio Quartz countertops on the main floors and a Snow White Quartz in the upper bathrooms.
- Double undermount stainless sink from Blanco with a Moen dual function one handle pull offered in chrome or matte black.
- All homes come standard with Whirlpool® Appliances, including a 5.0 gas range stove with edge to edge cast iron grates in stainless steel. Skip preheating for your favourites like pizza and lasagna with Frozen Bake™ technology. Cleaning your kitchen range is simple with adjustable self-cleaning settings that take on all kinds of messes.
- Whirlpool® 20 cu. ft. French Door Refrigerator with Counter Depth Styling features frameless glass shelves, Temperature-Controlled Full-Width Pantry and Adjustable Gallon Door Bins, water and ice on front.
- Whirlpool® 1.7 CU FT. over the range micro hood combination in stainless steel.
- All homes home standard with under cabinet lighting in the kitchen.

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