

# Features

emerge

## Your Home At Emerge

Designed by award-winning Focus Architecture, Emerge features three and four bedroom townhomes including two full bathrooms with a conveniently placed powder room on the main floor

Each unit contains a private outdoor space with gas barbeque hookup on the main floor balcony

Garage roughed-in and ready for an electrical vehicle charger

Architectural design boasts HardiPlank siding, ensuring years of strength, beauty and durability with ColorPlus Technology

Private outdoor age friendly amenity area with six nearby visitor parking stalls available to all at Emerge

Nearby urban conveniences include transit, restaurants, shopping, schools and parks

Homes are in compliance with BC Energy Step Code 3 requirements, for up to 20% increased energy efficiency and overall reduced GHG Emissions

## Easy Living Inside

Spacious & well thought out floorplans for living well

Modern vinyl flooring throughout the lower level, living, dining and kitchen areas blend sophisticated appeal with durability

Plush carpeting on stairs and upper floor bedrooms and corridors

High 9' ceilings create an open, airy ambience on the main level

Premium windows with low-E glazing reduces UV-light damage and improves energy efficiency

Stylish horizontal 2" faux window blinds

Family-sized, front loading Whirlpool washer & dryer

Move-in-ready custom closet organizers in all bedrooms

Conveniently placed USB outlets in the kitchen and bedrooms

## Chef Inspired Kitchens

Open concept with spacious pantries for ample storage (select homes) designed to inspire culinary creativity and casual entertaining

Grand custom island with one-side overhang seating, illuminated by designer pendant lighting

Sottile - 1/2" framed flat panel cabinetry with black pulls, soft close hardware and under-cabinet task lighting is complemented by sleek, polished quartz countertops providing the durability necessary in a culinary workspace

Situated adjacent to private balcony access

Full size 12" x 24" polished tile backsplash

Stainless steel double-bowl rectangular undermount sink with single-lever, matte black Delta pull-down faucet

High-end stainless-steel KitchenAid appliance package includes:

- 30" 5-burner gas range with "Broan" sleek euro design slide-out hoodfan
- 36" Refrigerator with French-doors, interior water dispenser and ice maker
- 24" ProWash dishwasher with hidden top controls
- 22" Microwave elegantly integrated into custom island cabinetry

## Enviably Bathrooms

Convenient powder rooms centrally located on main level

Spacious and functional cabinetry

Modern Delta matte black plumbing fixtures complemented by matte black towel bars, robe hooks, tissue and towel holders

Polished quartz countertops with undermount sinks throughout

Chic matte black vanity bar lighting and beveled mirrors in every bathroom

Contemporary, large format 12"x24" porcelain wall and floor tiles

Sleek one-piece Toto ultra-high efficiency toilet with dual flush operation

Ensuite bathroom includes:

- Double bathroom vanity with undermount sinks
- NuHeat heated floors incorporated under tiles for warm feet
- Spa-inspired designer 12x24" floor and shower wall tiles

## Heating & Mechanical

Energy efficient, forced air heating system:

- Gives a comfortable, evenly balanced temperature
- Brings fresh air in from outdoors creating a healthier environment
- Allows optional A/C installation throughout the entire home
- Two stage multi-speed furnace

Energy Efficient Tankless Hot Water, On demand system with Recirculation Pump to reduce time for water heating throughout home

## Enhanced Quality Design

Dimensionally stable TJI joists resist warping, twisting & shrinking that can lead to squeaky floors

HardiPlank siding is an eco-friendly product that protects against cracking, rotting, hail damage, and termites for up to 50 years

Low Maintenance 2-ply SBS Torch-on roof with R60 Insulation

Sturdy 2x6 exterior wall construction with state-of-the-art rainscreen

## Safe & Secure

All homes are wired for technology with pre-wired connections for high-speed cable and internet, CAT 5e wiring and alarm systems

Entrance doors feature heavy deadbolt locks and door viewers