



# Features

## SOLARIUM BALCONIES

Spend more time outdoors in comfort and style.

Windows are easy to use and are constructed with high quality materials that require little maintenance.

Enjoy the protection from wind, rain, and UV rays.

Your balcony can be used year-round.

Provides added safety for kids and pets.

Enhances the security and privacy of your home.

Glass balconies add acoustic and insulating value.

Natural gas BBQ outlet, so, no propane bottles are needed.

## LIVING SPACES

Nine foot ceilings on floors 1-5 and ten foot ceiling on the top floor for the open feeling (bathrooms may have some lower ceilings).

Functional open design to the kitchen allows for interaction with your guests. Free internet and TV for a year with Telus allows for some cost savings.

Double sliding patio doors open up to the solarium deck to increase your livable space.

Flat screen TV backing so it can be easily hung.

Wide plank laminate flooring throughout with tile floors in the bathroom. Choice of two colors.

Wide baseboards throughout suite.

All suites include window blinds.

In suite stacked front loading Samsung white washer and dryer.

Ground floor units have their own yard areas with access from their enclosed balcony.

## KITCHEN

Four choices of extended height cabinets: all high gloss white, all high gloss grey, light or dark

wood bases with high gloss white upper cabinets.

Flat panel high gloss cabinets with soft close drawers. Handle free upper cabinets and drawer pulls on lower drawers.

Three choices of Quartz counter tops.

Samsung Stainless natural gas convection oven with front controls.

Samsung Stainless fridge (French doors and freezer drawer) with exterior filtered ice/water for extra storage and convenience.

Samsung Stainless Microwave hood fan to save storage space.

Samsung Stainless dishwasher Full-height tile back splash for easy cleanup.

Deep stainless kitchen sink with built-in sprayer faucet.

Option to install pendant lights.

Peninsula counter maximizes counter and storage space and make a great eating area on the extended counter.

## BATHROOM

Elegant bathrooms include a contemporary floating high gloss flat panel white vanity with quartz countertops.

Oversized one by two-foot tiles.

Large mirror with lighting over the sink.

Dual flush water saving toilets with sleek sides for easy cleaning.

Five foot shower in ensuite with frameless glass door and large format tiled walls.

Bathtub in second bathroom with tiled walls and curved shower rod.

## WELCOMING EXTERIORS

Real Stone column extending up 6 stories. An attractive building helps keep its value.

Covered entrance way with large timbers to get you out of the rain.

Visitor bike racks near entrance.



# More Features

## EXTERIORS *continued*

Hardie board siding for long life. This siding is concrete cement board and is durable, long lasting and low maintenance.

## AIR QUALITY AND CONTROL

Hallways are pressurized by a rooftop heating unit, so they are kept at a comfortable temperature year-round. This also prevents odours from your neighbours going into the hallways.

Fresh air to the units is provided by the rooftop heating unit so the fresh air entering your unit is neither hot in the summer or cold in the winter. This give energy use savings.

Ducts and upgraded plugs are provided so that you can purchase you own personal AC units if desired.

## TECHNOLOGY

Communications outlets in kitchen, bedrooms and living rooms.

Two USB charging ports are provided in the bedrooms and kitchen eliminating ugly adapters all over the place.

Built in night light in the living room so you can see at night without waking the whole house.

## DESIGN AND CONSTRUCTION

Double high-speed elevators down to parking for less wait times.

Oversized energy efficient Low E windows to reduce sound and save energy.

Floors use 11 7/8" engineered floor (quiet floor with a 7/8" plywood and 1 1/2" of gypcrete (a concrete like substance).

Ceiling has 5/8 drywall mounted on sound-bar channel and insulation which help reduce sound transmission between floors.

Walls between suites are built as double walls with 2 layers of 5/8" drywall or a layer of wood under drywall and insulation in

between to reduce sound between units.

## STORAGE

Storage rooms are provided in many units.

All units get their own secure 4'x5' storage locker in the parkade at no extra cost.

Secure bike parking is also provided in the parkade.

Bike and storage areas are monitored by security camera

## PARKING

Most suites come with TWO parking spots (first come basis). This provides excellent resale value.

Covered visitor parking separated with gate from secure resident parking.

Well lit by LED parkade enhances your safety.

## TRANSIT

Terrazzo Condos are a half a block from Abbotsford's main

transit corridor, South Fraser Way. The Central Fraser Valley Transit System, a part of BC Transit, provides scheduled bus routes throughout Abbotsford and links to with Mission, Langley, Chilliwack and Vancouver. The *Skytrain* is accessible by taking the bus to High street, then taking the *Fraser Valley Express* to the *Skytrain Express Bus* to the 202 Street Park & Ride in Langley.

## AMENITIES

Social/Meeting room and veranda with barbeque outlet on the main floor. This will be suitable room for council meetings as well as a quiet reading or relaxing area.

Fitness Room in the parkade so there is no issue of noise to the residents. It will have weights, pullup bar, punching bag, yoga area with mirror, elliptical bike, spin bike and rowing machines to meet a variety of workout types. It will have large viewing window from elevator lobby for security.

Dog area outside is provided for exercise and playtime for your favorite friend.



# And Yet More Features

## AMENITIES continued

Outdoor community garden plots are there for an enjoyable pastime.

Outdoor seating area to relax and breathe some fresh air.

## STRATA RULES AND SERVICES

No age restrictions for people.

Two pets allowed up to 15 kg each.

Rentals permitted, a British Columbia law (2010) does not permit strata councils to change rental status.

Natural gas for your barbeque and your kitchen range is included in strata fees.

Hot water from high-efficiency condensing gas boilers is recirculating so you will not run out of hot water and will save you money.

## LOCATION, LOCATION, LOCATION

On a quiet street yet a short walking distance to shopping and restaurants.

City green space is located behind the building with a future path to JA Spud Murphy park at the end of the street with playground and green space for you and your children.

Short walk to Matsqui Recreation center and all level of schools.

Abbotsford Civic Complex with the library, art gallery and Matsqui Centennial Auditorium is close by.

Safeway, the government liquor store and Shoppers Drug Mart is a short walk away.

Short drive to get onto the freeway.

## SECURITY, SAFETY AND WARRANTY

The building is protected by Closed Circuit camera system including parkade, entrance and elevators.

The building has a high-end Enter-phone system with TV viewing of entrance and keyless FOB entry.

Each suite has a smoke and carbon monoxide detector.

Our buildings have a 2-5-10 year warranty with National Home Warranty.

After sales and occupancy support to make you happy in your new home.

Accessible shut-off valves for the clothes washer.  
Shut-off valves for the dishwasher and refrigerator.

Shut-off valves all extra comfort if you are away from your suite for an extended period.