

# HERITAGE

MAGUIRE · BAYNE · ELSON

## Features

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### STATELY HERITAGE EXTERIORS

- Heritage architecture with three distinct original colour schemes is restored in consonance with the classic Arts and Crafts style of the early 1900's
- Enveloped in heritage-painted shingles, stucco, and board and batten, complemented by accent trims and original granite stone
- Significant heritage features are mindfully restored, including stained glass windows, accent knee brackets, gabled roof lines, decorative dormers, entry columns, bay features, wood windows, chimney caps, brick, and front entrance solid wood doors
- Infill buildings take inspiration from their heritage muse and landscaped paths traverse the private outdoor spaces, accentuating the architectural features while contributing to a community experience

### A SOLID FOUNDATION

- While the exterior façade receives restoration, the essential foundation and structural components of the homes are entirely new and built to modern standards; as well, entirely new plumbing, electrical, and fire protection mechanisms are introduced

### TIMELESS INTERIORS

- Select from two authentically designed palettes evocative of the Arts and Crafts era - conceived by Jack Brown, Director of Formwerks Interiors: "Burrard" or "Granville"
- Heritage inspired shaker kitchen cabinets in Heather Grey (Burrard) or White Heron (Granville)
- Warmth and comfort provided by a Montigo gas fireplace in select homes
- Bronze patina entry door set in flat black finish
- 7 1/2" White Oak engineered floors in Trestle (Burrard) or Drawbridge (Granville)
- True to the Arts and Crafts movement, mouldings throughout the home include coved crown mouldings, with detailed entablatures, 7 1/4" baseboards, and substantial window and door casings

### A DISTINGUISHED KITCHEN

- Wolf 6-burner gas stove and gas oven in Stainless Steel
  - 30" 4-burner in select homes
- Fisher & Paykel Active Smart, fully-integrated, 36" French-door refrigerator
  - 30" stainless steel fridge in select homes
- Fisher & Paykel fully-integrated DishDrawer
- Manor house-style, aproned farmhouse double-bowl sink
- Heritage cabinet hardware in Satin Brass (Burrard) or Flat Black (Granville)
- Heritage inspired pull-down faucet in Flat Black (Burrard) or Stainless Steel (Granville)
- Enduring Quartz countertops in Calacatta Borghini (Burrard) or Vanilla Noir (Granville)
- Brushwork mosaic tile backsplash feature with decorative pencil liner; optional stainless-steel backsplash behind the stove area for convenient clean-up

### MASTER ENSUITE BATHROOM

- Prestigious Bianco Venatino Gioia with Nero Marquina accent basket-weave-patterned marble floor and Bianco Venatino Gioia marble border
- Bianco Venatino Gioia 12" x 24" shower wall and basket weave mosaic shower floor tile
- Honed Bianca Carrara marble slab counter and dual under-mount sinks
- Vintage inspired exposed shower package in polished nickel
- Heritage inspired polished nickel lavatory faucet and bathtub set
- Relaxing soaker tub in white
  - Luxurious freestanding tub in select homes
- Shaker panel cabinetry in White Heron

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The quality of the homes at Heritage are built by the developer FB Burrard Development Limited Partnership. The builder reserves the right to make modifications and changes should they be necessary. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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### SECONDARY BATHROOM

- Elegantly veined Calacatta Borghini polished quartz counters
- Earthen-toned Madeira Cliffstone matte porcelain 12" x 24" tile flooring
- 3" x 6" Enchanted Shadow ceramic tile bathroom walls in running bond pattern
- Heritage inspired polished nickel lavatory faucet set
- Shaker panel cabinetry in Heather Grey (Burrard) or White Heron (Granville)

### POWDER ROOM

- Bianca Carrara marble countertop with sleek under-mount sink
- Intricate Bianca Carrara marble herringbone inlaid mosaic tile floor with border accent
- Your choice of one of four classic wallpaper patterns designed by Morris & Co or Cole & Son
- Heritage inspired polished nickel lavatory faucets
- Decorative sconce lighting

### DAILY ESSENTIALS

- Convenient under-cabinet task lighting in kitchen area
- Automated lighting control system
- Custom millwork and built-in shelving in select homes
- The luxury of radiant in-floor heating throughout
- LG 4.5 cu.ft. ultra-large capacity washer with steam technology, 12 programs, and direct drive motor in graphite steel with pedestals in select homes
- LG 7.4 cu.ft. ultra-large capacity electric SteamDryer™ with TrueSteam™ technology and 10 programs in graphite steel with pedestals in select homes

### FOR PEACE OF MIND

- Early 1900's design excellence restored by the expertise of Formwerks Boutique Properties, Formwerks Architectural, and Formwerks Interiors
- Security system in every home
- Exceptional acoustic reducing materials between homes including concrete top layer, independent party wall construction, and insulation
- Comprehensive 2-5-10 New Home Warranty by WBI



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