

# Montage at Waterstone... The natural place to call home

## LASTING IMPRESSIONS...

- A resort inspired community with dramatic entrance way water feature
- Classic West Coast Architecture
- Richly landscaped courtyards and tranquil pools traversing the professionally designed grounds
- Grand welcoming lobbies completed by a waiting area with a fireplace
- Convenient guest suites within each building

## THE CLUB AT WATERSTONE...

- 15,000 square feet of resort style amenities
- Fireside Lounge with Chef's Demonstration Kitchen and Wine Bar
- Extensive patio with gas barbeque and fire pit
- Wellness Centre featuring:
  - + 60 foot Indoor Lap Pool with whirlpool, full change room and shower facilities
  - + Steam room and sauna
  - + Yoga studio and fitness facilities
- Entertainment Area with Wet Bar, Billiards table card tables and large screen TV
- 17 seat Multi-media Theatre with 100 inch projection screen and 7.1 Dolby Digital Surround Sound System
- High Tech Business Centre Powered by Shaw
- Workshop

## LIVING IN STYLE...

- Unique open plans - Designer living offering spacious, functional homes of superb quality
- 2 designer selected colour schemes in Camomile or Kashmir
- Extra high 9 foot ceilings
- Penthouse suites have 10 foot ceilings in living area
- Oversize windows maximizing natural light and offering bright interiors
- Large Patios or Decks for outdoor enjoyment
- Elegant Laminate Hardwood floors in kitchen/entry and living areas
- Luxurious Loop Pile Carpeting in bedrooms
- Teymor Polished chrome lever style entry handles
- White Decora style light switches
- 2 inch White Wooden Blinds

## KITCHENS THAT SIZZLE...

- Sleek European inspired two tone cabinets with chrome pulls featuring soft close doors, premium adjustable shelving system and anti-slam drawers
- Natural Extra Thick Granite countertops and Islands (where applicable) with seamless edge and Designer coordinated large glazed ceramic tile backsplashes
- Undermount Double bowl stainless steel sink
- Polished Chrome single lever Moen 90° faucet with integrated pull out spray
- Convenient under cabinet task lighting
- Elegant recessed pot lighting or accentuating track lighting depending on kitchen design.
- A full compliment of WHIRLPOOL Stainless Steel Appliances:
  - + 19cu.ft. bottom mount energy star refrigerator
  - + ENERGY STAR dishwasher
  - + Microwave hood/fan combination
  - + Ceran top slide-in self clean electric range
- Insink waste disposal
- Water saving ENERGY STAR front loading washer and dryer

## PERSONAL SPACES...

- Natural Extra Thick Granite countertops with seamless edge
- Large Capacity Square Under mount China Basins
- Custom vanity with integrated drawers
- Polished Chrome Moen 90° faucets and accessories
- Deep soaker tubs with porcelain tile surround and designer accents
- Ensuites with convenient 5 foot walk-in showers with porcelain tile surround and designer accents
- Large Porcelain tile flooring
- Elegant Recessed Pot lighting

## ENTERTAINMENT AND TECHNOLOGY POWERED BY SHAW...

- One Year Free Rental of Shaw HD Digital Recordable Cable Box – (PVR)
- One Year of Free High Speed Internet Services
- A Shaw Welcome Home Kit that includes:
  - + Free installation
  - + Free month of Digital and HD TV services
  - + Free month of Shaw digital phone services
- Wired with CATV wiring by Shaw
- CATV wiring maintained by Shaw at no cost to the homeowner
- Next day service calls and appointments for additional services and installations
- 24/7 365 days a year technical support

## BUILT TO LAST...

- Envelope of durable vinyl and faux cedar shake siding with stone veneer
- 25 year warranty on laminated asphalt shingle roof
- Rain screen technology protection system
- Energy saving double glazed thermally broken vinyl framed windows and patio doors
- 2x4 inch insulated party wall with one inch air space and staggered studs
- 1 1/2 inch concrete topping between floors
- Convenient baseboard heating
- Sturdy 2x6 inch exterior wall construction with R20 insulation
- Central efficient domestic hot water

## CONVENIENCE, SECURITY AND PEACE OF MIND...

- Onsite resident caretaker
- Well lit garage lobby entrance with oversized safety glass for enhanced security
- Brightly illuminated concrete parkade with remote control entry
- Convenient parking and storage lockers for each suite
- Sprinkler fire protection in all homes and common areas
- Pre-wired in home security
- Pre-wired cable/telephone/networking
- Premium warranty by Travelers Warranty including
  - + 2 years coverage for materials and workmanship
  - + 5 years coverage for building envelope, including water penetration
  - + 10 years coverage for major structural defects

## THOUGHTFUL OPTIONAL EXTRAS...

- In home security system
- Designer Colour Coordinated Electric Fireplace



WATERSTONE

In our continuing effort to improve and maintain the high standard of the Waterstone development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse plans occur throughout the development please see architectural plans for exact layout. Illustrations are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E. & O. E.