

A background image of a sunlit forest path with tall trees and fallen leaves. The text "Oak Meadows" is written in a white, cursive font at the top center, and "FEATURES" is written in a white, sans-serif font below it.

Oak Meadows

FEATURES

INTRICATELY DETAILED EXTERIOR

- Hardy fibre cement exterior fronts with brick
- High quality low-E black coloured vinyl windows
- Durable asphalt shingle roof with 30 year product warranty
- Two car garage, eight feet high with insulated, double steel garage door complete with automatic garage door opener and two remotes
- Professionally landscaped front and back yards
- Backyard cedar fencing and gate
- Smart Seal, dimple wrap foundation, rain screen building envelope technology
- Fully equipped 5 inch gutters with downspouts
- Two conveniently located, self-draining exterior hose bibs
- BBQ gas outlet rough-in on deck
- Sturdy 2×6 exterior wall construction

INTERIOR FEATURES AND FINISHES

- High end tile floors used in bathrooms, laundry area, and front foyer
- High quality made in U.S.A. laminate flooring on the main floor
- High quality wall to wall carpet on stairs & upper floor
- Custom TV and entertainment center
- Designer wood baseboards on main, upper and lower floors and upper hall
- Casing around all doors, and windows throughout
- Contemporary Decora light switches throughout
- Designer selected, high quality latex paint colours on walls and ceilings
- 8' ceilings on lower floors with 9' ceilings on main floor and 9' upper floors
- 2" faux wood blinds on windows
- Pre-wired for security system
- Forced-air high velocity eco smart gas furnace
- Garage walls and ceiling dry walled, painted and fire taped

SOPHISTICATED KITCHEN

- High quality solid wood cabinetry, decorative hardware and quiet close hinges
- Designer-selected quartz countertops
- Working island with quartz countertop
- Decorative tile backsplash
- Under mount stainless steel sink with a black faucet
- Colour scheme coordinated pendant lighting
- Two inch pot lighting underneath kitchen cabinets

High-end appliances include:

- Stainless steel refrigerator
- Stainless steel 30" gas stove
- Stainless steel dishwasher
- Stainless steel hood fan
- Stainless steel microwave

CONVENIENT AND EFFICIENT

- R22/R28 insulation exterior walls; R40 insulation in ceiling
- Navien tankless hot water on demand
- Cable vision outlets and telephone/CAT5 outlets*
- EV Ready Garage

EXTRAVAGANT ENSUITE

- Quartz counters and custom wood cabinetry
- Ample drawer space and functional storage for all bathroom necessities
- Two undermount sinks with contemporary faucets
- Large separate shower with custom tiled shower walls
- Environmentally friendly ultra-low flow toilets

LUXURIOUS BATHROOMS

- Solid wood cabinets with quartz countertops
- Under mount sinks with contemporary faucets
- Classic counter length mirrors in all bathrooms
- Fans and GFI circuits in all bathrooms
- Tile floors and tile around shower/tub units

FULLY SECURE

- State of the art hard wired carbon monoxide and smoke detectors / all floors
- Security system roughed in
- Exterior lights at front and rear

AMENITIES

Indoor Amenity Space

- 748 square foot, two story amenity building, featuring a social lounge area

Outdoor Amenity Space

- 843 square foot playground area

PEACE OF MIND

- Comprehensive 2-5-10 year warranty from Pacific Home Warranty Insurance Services

Warranty including:

- 2 years coverage for materials
- 5 years coverage for building envelope
- 10 years coverage for structural defects

All items are as specified or equal. Silver Star reserves the right to change brands or models that are of equal quality without prior notice to the buyer. • Silver Star is not responsible for material, appliances, fixtures or work supplied or done by owner or others on behalf of the owner. • All assemblies, construction, and materials will meet or exceed standards set out by the current edition of the BC Building code. • Specifications override plans. Specifications may change due to code requirements, site conditions and product change or design enhancements. • Silver Star reserves the right to make modifications and changes should they be necessary. • Square footage may vary from the listing if this home is being customised. All plans will be modified to suit the lot, specifications and setbacks.

* Note SQ FT is based on the architectural plans