

Kicked back casual or urban sophisticated. No matter what your lifestyle, Leafside Lane is where you'll find it. Spend an afternoon browsing the boutiques of Cloverdale and the urban shopping delights of Willowbrook. Break a sweat at the Surrey Leisure Centre or improve your swing on one of the many nearby greens. Kids can walk to school, and lifelong learners will discover new worlds of wonder at Kwantlen University College. Everything you dream of is close at hand here in the heart of East Clayton.



## a natural attention to detail



### your surroundings

- Traditional Craftsman architecture is accented by wrought iron, steep gables, brackets, and stylish rafters for a uniquely modern overtone
- Colorscape's "Premium Vinyl Siding" by Royal. UV-resistant and protected by the most outstanding lifetime fade protection warranty available
- Exterior colour schemes, create individuality and a perfect blend with the surrounding natural greenery.
- Conveniently located visitor parking

### welcoming interiors

- 9-foot ceiling main floor create a sense of personal space and luxury
- Choose between Leafside's two vibrant, welcoming colour palettes
- Laminate hardwood flooring throughout the main living level blends great looks and easy care
- Decorative baseboards throughout add a touch of graciousness
- Gas fireplace for cosy winter evenings
- Contemporary Decora style light switches

### masterpiece kitchens

- The sleek, contemporary look of granite countertops
- Custom designed Maple Shaker kitchen cabinets with crown moulding
- Conversations flow around the centre island with eating bar
- Abundant storage in banks of rollout drawers
- Under cabinet task lighting for discriminating chefs
- Choose between a high-power hood fan and separate microwave shelf or the space saving convenience of an all-in-one microwave hood fan
- Full height ceramic tiles backsplash
- Double compartment sink with stylish Kohler single-lever pullout faucet in contemporary chrome
- Stainless steel Frigidaire refrigerator, stove and dishwasher
- 1/3 hp in-sink disposal

### luxurious bathrooms

- Sophisticated ceramic tile flooring
- Luxuriously deep Hystar soaker tubs in ensuite and main bathroom
- Custom designed Maple shaker cabinets with stainless steel handles
- Contemporary or traditional ceramic tile tub and shower surrounds
- Full width vanity mirror
- Sterling Sanibel Oval Lavatory sink with Kohler Coralais single-control faucet
- Kohler Coralais single lever pressure-balanced bath and shower fixtures
- Convenient main floor powder rooms in many plans

### details you insist on

- T.V. and telephone outlets in all rooms
- Future ready for high speed internet
- High efficiency gas forced air heat on main level
- Electric baseboard heat with individual thermostat controls on upper floor
- Built in wire closet shelving for convenient storage
- Double glazed vinyl windows

### rest assured

- Pre-wired for security system
- Hard-wired smoke detectors
- Deadbolt locks
- Perimeter fencing
- Automatic garage door opener with remotes
- Naturally your Leafside home is covered by a full 2-5-10 warranty from National Home Warranty.
  - 2 years on workmanship
  - 5 years on water penetration
  - 10 years on structural defects
- A Maintenance Operations Program (MOP) ensures your investment will retain its value now and in the future

(In a continued effort to meet the challenges of product improvement, we reserve the right to modify or change plans, specifications or prices without notice. The developer reserves the right to make changes and modifications without notice in plans, materials and products used to maintain the high standard of these homes. Dimensions may vary with actual plan survey. Ask your sales representative if you need clarification on particular options. The final construction drawings override floor plan images. E.& O.E.)