



## FEATURES

### CONSTRUCTION

- Unique Westcoast contemporary design of Hardie Plank and brick utilizing quality construction details such as rain screen and a membrane roof.
- Wall Insulation – wall sound attenuation with double stud wall construction with a one-inch air space between the acoustic-insulated walls.
- Floor Insulation – Similar attenuation with accustamat, 1 ¼ gypcrete, foam barrier with engineered flooring.
- Ceiling Insulation – Constructed and fastened onto a pre-hung ceiling track, not directly to the ceilings joists, finished with 5/8" drywall and acoustic-insulated TJI floor joists and another buffer of soundproofing.
- Large double-glazed thermal "Low E" vinyl windows with sliding doors.
- Sprinkler system throughout the building and suites.
- Pressurized air flow system for common areas and hallways to keep air circulating fresh.
- Tasteful landscape design, restful park bench areas along with landscaped pathways to enjoy

### LAYOUT & FEATURES

- Elegant glass entrance with secured entry, lounge area with an electric fireplace
- Secured underground parking with 1 spot designated to each suite
- Two elevators for convenience, Two multi-purpose rooms
- Professionally designed suites with tasteful kitchens that include stainless steel appliance package with the option to upgrade to a Gallery Series. Appliances include: Fridge, Range, Microwave/hood fan, Dishwasher, Washer, Dryer (electric), and blinds.

- Bathrooms – Heated tiled floors, (1) with a deep soaker tub, (1) with a 5 ft. Shower with doors
- Several top floor suites offer 12'6" ft. ceilings details
- Engineered wood floors run through the Living room, Dining room, Kitchen and entrance. High quality carpets in the Bedrooms. Tile in the baths and laundry room.
- Efficient electric fireplace with a fan and multi function control
- Grand covered balconies and garden patios depending on the suite
- Electric hot water tank in each unit
- 4 Floors: Main - 23 suites (SL 1-23) 2nd Floor - 23 suites (SL 24-26) 3rd Floor - 23 suites (SL 47-69) 4th Floor - 20 suites (SL 70-89)
- Wired for cable, telephone, High speed internet
- Extensive use of halogen pot lighting and tasteful designer fixtures
- An abundance of ceramic tile with natural stone accents

## STRATA INFORMATION

- Monthly Strata Fee: \$160. Includes water, sewer, garbage, professional management, insurance (excluding personal belongings), and landscaping maintenance.
- Rentals Permitted – 99 yr. Term
- One pet allowed – 1 cat or 1 dog (22lbs or 18" at the shoulders)
- Owner is responsible for electricity, telephone, and cable
- Barbecues permitted
- Single Satellite Dish not exceeding 18" in diameter with strata council permission

Note: The Developer reserves the right to make alteration / modifications to the Features List and Interior Designs of The Texada Suites, without notice. E.&O.E. At: November 1, 2007.

**REGISTER WITH THE TEXADA NOW!**