



Key Features (Building 1 - Suites 10 12 14 16)

Building Details

- 10-year new home warranty
- durable cement-fiber board siding, panels and shingles for durability, and efficiency
- Abundant exterior lighting for safety and security
- Cedar privacy screens between suites
- Low maintenance irrigated plantings, no grass to mow
- Quality laminate flooring on the main level, cozy carpet on the stairs & bedrooms
- 3 bedrooms together on the upper level
- Spacious, side by side double garages (unfinished space)

Energy Efficiency & Security

- Heat pump air conditioning & heating with heads in the Great Room and Primary Bedroom, baseboard supplementary heat in other areas of the home
- Active CRV air circulation system for fresh air distribution throughout
- 200A service, plus pre-wiring in the garage for your level 2 electric car charger
- Inter-connected AC smoke and CO detectors.
- Three high-speed internet and cable outlets, with smart panel

Kitchen

- Designer cabinets with soft close drawers, modern black door hardware
- Quartz counters with double stainless-steel under-mount sink

Bedrooms & Bathrooms

- Primary bedroom with walk in closet & ensuite
- Primary ensuite with heated tile floor, quartz counter, double sinks, shower stall
- Easy-care fiberglass tub/shower surround in the family bathroom

Six Appliances Included

- Fridge with ice & water, electric range, dishwasher, OTR Microwave, front loading washer, dryer
 - WRFF3336SZ, YWFES3530RS, WDF341PAPM, YWMMS3130RS, WFW560CHW, YWED5620HW
- Garage door opener with 1 remote
- Appliance upgrades available for the fridge, stove, dishwasher, washer, and dryer
- See our options list for extra items such as blinds, screens, extra garage remote, keypad, etc





Poetry at Royal Bay
Simply, Beautifully Home

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Whirlpool WRFF3336SZ French Door Refrigerator, 36" Width, 36" Full Depth, 31 Cu. Ft. Capacity, Ice Maker, Interior Water Dispenser, and ENERGY STAR® Certified: Fingerprint Resistant Stainless Steel



Whirlpool YWFES3530RS Range, 30" Exterior Width, Self-Clean, Glass Burners (Electric), 4 Burners, 5.3 cu. ft. Capacity, Storage Drawer, 1 Ovens, 3000W, Rear Controls, Stainless Steel colour



Whirlpool WDF341PAPM Built-In Undercounter Dishwasher, 24" Exterior Width, 57 dB Decibel Level, Full Console, 4 Wash Cycles, 12 Capacity (Place Settings), Stainless Steel colour



Whirlpool YWMMS3130RS Over the Range Microwave, 1.7 cu. ft. Capacity, 300 CFM fan, 900W Watts, 30" Exterior Width, Stainless Steel colour



Whirlpool Washer WFW560CHW Front load washer, 5.0 cu. Ft. capacity, 37 wash cycles, 4 Temp Settings, Stackable, white.

Whirlpool Dryer YWED5620HW 7.4 cu. Ft. capacity, 36 Dry Cycles, 4 Temperature Settings, Stackable, white



THE
PREFERRED HOMES
TEAM

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