

Proudly Built by the Vanstruction Group



2200 Pitt River Road– 2204 Pitt River Road – 2208 Pitt River Road Feature Sheet

- New custom-built homes each with 2-5-10 National Home Warranty
- 3 exterior home designs to choose from
- Fully finished two-bedroom legal suites with separate BC Hydro metres and stacked laundry
- Mountain views
- ROGERS Smart Home technology with security cameras and Wifi thermostats
- Modern open floor plans
- Nuheat floor heating
- Cedar soffits for a warm entrance
- Large windows for natural light – extra thick for sound barrier
- Designer fireplaces
- Waterproof hybrid designer wood look floor
- TJI silent floors
- 2x6 framing
- Monarch white tiles
- Subway tile backsplash



www.ldrealty.ca

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- Koehler, Riobel and Delta throughout
- Luxury stainless steel appliance packages - upgrade options available
- Gas / Electric supply for kitchen appliances
- Danby dual-zone wine fridges
- High-end quartz countertops
- Master spa themed ensuites equipped with steam rooms and Jacuzzis
- Luxurious master bedrooms with walk-in closets
- Built-in wood closet organizers
- Contemporary LED round recessed lightsthroughouteachhome
- Designer lighting fixtures
- 5.1 Surround Sound in home theatres and family rooms
- A/C optionsavailable
- Built-in vacuums
- Options for fully automated irrigation for yard maintenance
- Outdoor gas patio fireplaces
- Exterior gas outlets for your BBQs
- Two car garages
- Professionally designed low maintenance landscaping
- Wi-Fi rough-ins ¢re-point throughout
- Digital keypads for alarm systems with separate security systems for legal suites and garages



 **COMMERCIAL**

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NEIGHBOURHOOD CATCHMENT:

- Close to daily amenities, parks and schools
- Short walk to the new recreation fitness centre and pool
- Bridge-free commute to Vancouver
- Shortstroll to the West Coast Express
- Easy access to all arterial routes
- Short walk to the nature trails along the peaceful Coquitlam River Habitat



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