

# FEATURES



MARSHALL  
MEWS

TOWNHOMES

## FIRST IMPRESSIONS

- Prime location in the heart of Abbotsford with easy access to commuter routes, shopping, services, schools and parks.
- Distinctive architecture that blends traditional heritage craftsmen styling with modern touches
- Spacious porches & decks ideal for outdoor entertaining
- Professionally designed and landscaped common grounds and private yards throughout
- A wide range in sizes from affordable two bedroom homes to spacious family sized four bedroom homes

## THOUGHTFUL EXTERIORS

- Craftsmen style architecture with designer colour schemes
- Natural light shines through oversized windows
- All homes feature generous decks or patios for outdoor entertaining
- Two car parking provided for each home
- Large backyard with fencing for each unit
- Safe Children's play area
- Secured visitor and Resident parking
- Secure garage door opening keypad
- Multimedia connections for high-speed cable and internet access

## DISTINCTIVE INTERIOR TOUCHES

- Premium Benjamin Moore Primer and Paint on all Walls
- Modern floor plans that efficiently use space and maximize value
- 12 ml warm Woodtone Laminate in the Latest Styles
- Luxurious thick carpeting throughout bedrooms and hallways add warmth.
- Airy 9-foot ceilings throughout the main level
- Your choice of two designer colour schemes, Dark and Light, that showcase timeless tones and finishes.
- Cozy electric fireplace with custom-designed mantel
- Low-E glass windows reduce UV light damage while improving energy efficiency
- Enhanced noise reduction on all street facing windows
- 2" Faux wood blinds
- Beautiful crown mouldings around all windows and ceilings
- Washer & Dryer
- Ceiling Fans provided in every living room

## GOURMET KITCHENS

- Polished granite countertops are complimented with full-height backsplash
- Breakfast bar for a quick start to the day \*Select Plans
- A full compliment of Stainless steel appliances including refrigerator, element free stove, dishwasher, and hood fan
- Contemporary ceiling pot lighting
- Durable Porcelain floor tiles
- Maple shaker cabinetry: Option of white, maple or espresso stained kitchen cabinets

## BEAUTIFUL BATHROOMS

- Retreat to the ensuite bathroom featuring a spacious walk-in shower with glass doors
- Rich powder rooms with oversized tile floor, custom vanity and square sink
- Main bathrooms feature deep soaker tubs
- Designer granite countertops with integral backsplash
- Enjoy luxurious hand-set tile flooring in the main bathrooms and Master Ensuities
- Porcelain Floor and Wall Tiles with Glass or Marble Accents
- Polished chrome bath accessories and faucets
- Large Full length vanity mirror

## PEACE OF MIND

- Decorative and functional feature lighting at the entrance to every home.
- Hard-wired smoke detectors
- Roughed in for Security System and Central Vacuum system
- Rainscreen building envelope system that maximizes resistance to water penetration
- Premium warranty coverage by National Home Warranty including:
  - 2 years coverage for materials and workmanship
  - 5 years coverage for building envelope, including water penetration
  - 10 years coverage for major structural defects
- Maintenance Operations Program through National Home Warranty