

A HOME IN HARMONY

YOU HAVE HIGH EXPECTATIONS - IMPERIAL EXCEEDS THEM



IMPERIAL

SUPREME LOCATION

WALKABLE & CONVENIENTLY CENTRAL

- Situated in Grandview Heights, South Surrey's most desirable neighbourhood, Imperial is within minutes of boutique shops, delicious eateries, spaces for health and wellness, and first rate educational facilities.
- A launch pad to unforgettable adventures, feel the ocean breeze at Crescent Beach, take a short drive across the CANADA/U.S. Border or reach downtown Vancouver within 45 minutes by car or public transit.
- At the northeast corner of 156 Street and Mountain View Drive in South Surrey, Imperial is on a sprawling 6 acres of gentle hillside surrounded by vistas of snow-capped peaks.
- The perfect distance from major commuter and transit routes. Accessible in minutes with none of the bothersome noise.

A MASTER PLANNED COMMUNITY

IMPERIAL IS INVITING

- Homes designed in the contemporary west coast style by multiple Georgie Award® recipient Barnett Dembek Architects™.
- A meticulously planned community, homes back on to a wealth of open green space and boast great expanse from each other. The cramped lifestyle of multi-family housing is not felt at Imperial.
- 2 acres of landscaped green space and outdoor path lighting; relax with a book under mature cedar trees or enjoy a quiet evening stroll.
- The Grandview Heights multi-use pathway offers a safe walking route to nearby Sunnyside Elementary School and connections to the nature trail network.
- Adequately sized amenity building perfect for community gatherings and easy to maintain.
- Fully fenced yards for security and privacy.
- Large covered decks with privacy glass screening between adjoining homes.
- Automated in-ground irrigation by University Sprinklers™ in all common areas to keep the Imperial community lush and green.
- 20' x 20' double garages; enough space for 2 cars and your seasonal equipment.
- Many homes have large 2 car driveways (plan specific).
- Plentiful visitor parking welcomes all visitors and their vehicles.
- Noise reducing and non-combustible wall insulation and double layer drywall between homes safeguard residents and eliminates noise transfer.
- Industry leading James Hardie® Fiber Cement Siding safeguards the building's exterior and proves attractive alongside eye-catching trim accents and modern gable finishing.

INTERIORS AT IMPERIAL

MULTI-FAMILY REDEFINED

- Two colour schemes to choose from:
 - Blanco; bright airy tones
 - Grigio; warm earthy tones
- Carrier® Gas Furnace/AC System
 - 92% Efficiency Forced Air Gas Furnace and 2.5 Ton Puron Air Conditioner to keep your home cozy in December and cool in July.
- B/B1 Plan homes can optionally be modified to include a master bedroom on the main level. The "Master on Main" plan (B-Alt/B1-Alt) includes a walk-in closet and full ensuite bathroom (plan specific).
- High 9' ceilings on main level.
- Expansive 'Low E' windows fill each home with natural light while screening damaging UV light and lowering heating costs.
- A Plan homes come with a walk-in closet for the 4th bedroom on the lower level (plan specific).
- Durable wide plank laminate flooring throughout main level with subfloor padding to reduce noise.
- Semi-sheer silhouette rolling blinds raise the prestige of any space. At Imperial they are standard.
- T.M. Crest Homes designed entertainment feature wall beautifully finished with imported porcelain tile around an elongated 50" Harmonie™ LED fireplace with glass crystals and reflective firebox. Sitting by the fire with a warm cup of cocoa never looked so good.
- Cambridge interior doors with polished chrome lever handles.
- Interiors lit by high-end pot lights.
- Designer lighting fixtures in dining area, over the kitchen island, and in master bedroom.
- Short fibre carpet on upper level, stairs, and all bedrooms is long lasting and optimized for easy cleaning.
- Grand walk-in master bedroom closets with built-in closet organizers enhance storage space for your wardrobe.
- Full size washer and dryer installed side-by-side with built-in linen shelving. Say goodbye to cramped laundry stackers, at Imperial laundry is a breeze.
- B Plan homes include a separate linen closet in addition to laundry closet (plan specific).
- Whirlpool® laundry appliances:
 - 5.2 cu ft washer
 - 7.4 cu ft electric dryer

CHARMING KITCHENS

WHETHER ENTERTAINING OR BAKING

- Modern shaker-style cabinetry complimented by a glass accent backsplash.
- Designer satin pull hardware and soft close drawers and doors.
- Imported solid quartz countertops.
- All homes include spacious kitchen islands with bar-style seating to support you during your culinary efforts and memorable family gatherings.

- Generous floor to ceiling pantry units for storage of bulk foods and large cookware.
- Walk-in pantry with wire shelving (plan specific).
- Pendant lighting above kitchen island.
- Quick-Connect Gas BBQ Hookup for easy grilling.
- Luxurious kitchen fixtures:
 - 16 gauge under-mount dual basin stainless steel sink with padding to reduce sink noise
 - High arch Kraus® chrome pre-rinse faucet with spray and stream settings
 - Kraus® chrome soap dispenser
- Kitchen-Aid Stainless Steel® kitchen appliances:
 - 36" french door fridge
 - Even-Heat™ true convection oven with 5 burner gas range
 - Microwave with trim kit
 - Built In steel tub dishwasher
- Broan® stainless steel 30" 250 CFM hood fan

LUXURY BATHROOMS AND ENSUITES

BE REVITALIZED AND REFRESHED

- Welcoming bathrooms feature imported 12" x 24" porcelain tiles.
- Sophisticated makeup vanity in master ensuite.
- Master ensuite includes a frameless sliding shower door and floor to ceiling Carrara-style porcelain tiles.
- Roomy 4' or 5' master ensuite walk-in showers (plan specific).
- Delta® rain shower fixture and tiled shower seats elevate the master ensuite to your very own personal spa.
- Powder bathroom suitably located on the main level.
- Designer vanity lighting to brighten each bathroom.
- Imported solid quartz countertops throughout all bathrooms.
- Master ensuite comes with 'His and Hers' under-mount deep basin sinks.
- Full counter-width mirrors and under-mount deep basin sinks in all bathrooms ensure quick and easy cleaning of countertops and vanity.
- Deluxe single piece toilets in all bathrooms.
- Polished chrome Delta® faucets and shower fixtures.
- Bathrooms with shaker-style soft close cabinetry and abundant storage.
- 5' soaker tubs in bedroom ensuite.
- Full bedroom ensuite with 5' soaker tub on the lower level.

CONVENIENT FEATURES

WITH OUR CLIENTS IN MIND

- Entertainment feature wall installed with hidden conduit for easy wire routing between compartments.
- Hose bibs on the front and back of each home for convenient car washing and watering of plants.
- Automated garage door with 2 remote openers.
- Cat5 wiring for internet, phone and TV.
- Get connected to the TELUS PureFibre™ network.
 - 1 year free TELUS PureFibre™ High-Speed Internet, Optik TV and home phone.

PEACE OF MIND

THE T.M. CREST PROMISE

- 2/5/10 Year Travelers Guarantee Company of Canada® home warranty protection – The industry leader of all home warranty providers in Canada:
 - 12 months coverage for any defect in materials and labour.
 - 2 years coverage for any defect in materials and labour for the plumbing, electrical, heating and ventilation systems.
 - 5 years coverage for building envelope.
 - 10 years coverage for structural defects.
- 2x6 exterior wall construction with R20 non-combustible insulation.
- Building envelope protected by rain-screen technology system designed by CSA Building Sciences™.
- Hardwired smoke and CO2 detectors.
- Roughed in central vacuum and alarm system.
- Travelers Homeowner Guide, with detailed information to assist in the proper maintenance of all aspects of your Imperial townhome.

OPTIONAL UPGRADES

WORTH YOUR CONSIDERATION

- Finished alarm system.
- Finished central vacuum system.
- Wet bar with soft close cabinetry and bar fridge.
- Laminate floor installed in place of carpet.
- Installed and painted crown moulding.
- Optional wall for lower level - Choose from an open entertainment area or more private space.
- Master on Main modification for B/B1 Plan homes.

PLEASE ASK AN IMPERIAL SALES MANAGER FOR MORE INFORMATION ON AVAILABLE UPGRADE OPTIONS