

SEMIAH

OVERLOOKING
THE BAY

by MARCON

BRIGHT INTERIORS

- Contemporary light-filled interiors designed by Trepp Design Inc.
- High-efficiency heating and air conditioning system for year-round comfort
- Built-in USB charging connection in kitchen and bedrooms
- Two contemporary colour palettes to choose from
- Front-loading LG washer and dryer offer side-by-side convenience (most plans)
- Smart glass Low-E2 panoramic windows welcome an abundance of natural light and fresh air
- Spacious master bedrooms for ultimate relaxation
- Built-in wall safe, ideal for storing valuables and important documents
- Engineered hardwood flooring throughout in Pebble Oak or Beachside Oak (except 2nd level townhomes)
- Sleek roller shades on all windows ensure privacy
- Robust quality of 6" flat-stock baseboards and 2.5" flat-stock door trim

TASTEFUL KITCHENS

- Premium stainless steel appliances include:
 - 36" Bosch Benchmark™ Series integrated French-door refrigerator
 - 30" Wolf gas cooktop
 - 30" Bosch 800 Series speed combination oven
 - 24" Bosch integrated dishwasher
 - 30" Faber chimney-style range hood fan
 - 24" Marvel high-efficiency, dual-zone wine fridge

- Cabinetry is 3 panel-door style, custom stained: rift-cut white oak in Caramel or quarter cut ash veneer in Alpine. Soft-close hardware keeps life quiet, and birch veneer interiors feature dovetail construction
- Full-height pantries provide plenty of storage (select homes)
- Solid quartz countertops in Arctic White
- Hansgrohe Metris high-arc faucet with dual spray
- Polished slab backsplash in White Piracema granite or Morning Dawn marble
- Kruger double-bowl, under-mount sink stainless steel with in-sink disposal
- Recycling unit under sink with two pull-out bins
- Recessed pot lighting overhead enhanced by LED pucks under cabinets

ELEGANT BATHROOMS

ENSUITES

- Cabinetry is 3 panel-door style, custom-stained: rift-cut white oak in Caramel or quarter cut ash veneer in Cacao. Soft-close features keep it quiet, clean, and uncluttered, while birch veneer interiors feature dovetail construction
- Stone countertops in Arctic White
- Hansgrohe Metris widespread vanity faucet in chrome
- Freestanding, oval-shaped one-piece tub (some plans) or Simplicity Pure tub with marble tiled apron
- Marble floor and tile surrounds for tub and shower in Smoked Grey or Crema Fedora
- Duravit under-mount sink

FEATURES

- Walk-in shower with chrome Hansgrohe Raindance hand shower and rainhead shower (some plans)
- Hansgrohe Raindance chrome showerhead in tub/shower combinations (some plans)
- Soaker tub with chrome Hansgrohe Metris spout
- Frameless glass shower enclosure
- Medicine cabinet with wood veneer accent shelving
- Caroma Somerton Smart dual-flush toilet
- Kartners towel bar, tissue holder, and other bathroom accessories in polished chrome

MAIN BATH

- Duravit under-mount sink
- Marble floor and tile surrounds both the bathtub and shower in Smoked Grey or Crema Fedora
- Hansgrohe Raindance chrome showerhead in tub/shower combinations (some plans)
- Caroma Somerton Smart dual-flush toilet
- Kartners towel bar, tissue holder, and other bathroom accessories in polished chrome

POWDER ROOM

- Feature wall mosaic of Bianco Carara marble tile, chevron pattern in white
- Vanity has above-countertop sink
- Caroma Somerton Smart dual-flush toilet

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FEATURES

GREEN INITIATIVES

- Breathe easier: Improved indoor air quality with low VOC paints and flooring throughout
- Smart Location: pedestrian-friendly community with easy access to transit; efficient site-planning for compact housing; and a diverse range of housing/ floor plan types
- Water conservation: low-flow toilets, showerheads and faucet aerators, as well as drought-tolerant landscaping
- Energy conservation: high-efficiency domestic hot water, heating and cooling systems; energy-efficient lighting in common areas; Energy Star® windows, refrigerator, dishwasher and clothes washer
- Reduced emissions: charge your electric vehicles with pre-wired power for select parking stalls in the underground garage
- Recycling program: recycling facilities for residents; recycled materials used in construction; demolition material and up to 75% of construction waste recycled
- Extra-green efforts: native plantings to reduce the need for pesticides and fertilizers; erosion control and vegetation safeguards; soil control and bulk excavating to reduce site disturbance; and environmental workshops with trades and suppliers

CONNECTED & CONVENIENT

- Parks, beaches, transit, groceries and numerous other amenities and services within walking distance
- Telus Future Friendly Homes® come technology-ready with the Telus Smart Hub for easy and secure WiFi connectivity and Internet access, CAT5e wiring and multiple pre-wired connections for high-speed cable and Internet
- Complimentary Telus TV and High-Speed Internet for one year
- Secure bicycle storage room
- Storage locker for each home in the underground garage
- Ground level fitness facility

EXTERIOR FEATURES

- Contemporary design by the innovators at Arno Matis Architecture Inc.
- Construction by Marcon – one of the province's leading builders, with over 10,000 homes in their portfolio and 32 years of expertise
- Oversized Low-E2 glazed windows to optimize sunlight, fresh air and views
- Generous patios, decks and terraces to extend your living space outdoors
- Quality contemporary materials including full height glazing and offset balconies to maximize natural light
- Secure, well-lit underground parking with emergency safe stations, fob and key access and video surveillance
- Secure lobby with video surveillance, enterphone with security camera, and fob and key access
- Programmable elevator to restrict floor access
- State-of-the art fire protection system features centrally monitored sprinklers and smoke detectors in every home
- Comprehensive new home warranty including two years for materials, five years for building envelope and ten years for structural components
- Marcon's dedicated, after-sale customer service team makes living in your home enjoyable and carefree