

# FEATURES & FINISHES

## CONNECTED TO EVERYWHERE

- ▲ Situated on the crest of West Clayton overlooking the expansive valley with unobstructed mountain and valley views
- ▲ A short walk to the future Skytrain – Hillcrest 184th Street Station offers easy access all the way from Langley to Vancouver
- ▲ The new 72nd Avenue road extension will allow for quick commutes between Surrey and Langley

## ELEVATED AMENITIES

- ▲ Landscaped common rooftop patio with outdoor BBQ, dining area, fire pits, and lounge
- ▲ Communal rooftop garden plots
- ▲ Co-working lounge with outdoor patio
- ▲ Fully equipped fitness studio
- ▲ On-site daycare
- ▲ Games room
- ▲ Party lounge with kitchen and outdoor patio
- ▲ Ground-level terraced pathways connecting the community with two outdoor fitness centres, three children's play areas, multiple patios and seating areas, and extensive lush landscaping
- ▲ Secure bike room
- ▲ Bike repair station
- ▲ Car wash station inside the parkade

## IMPRESSIVE INTERIORS

- ▲ Two colour palette options:  
**Light:** Soft cream-coloured cabinetry paired with a light oak-coloured vinyl plank flooring  
**Dark:** Rich walnut cabinetry paired with a dark oak-coloured vinyl plank flooring
- ▲ Expansive 9-foot ceilings
- ▲ Wide-plank luxury vinyl flooring throughout main living areas
- ▲ Enjoy added peace and quiet—select homes include enhanced sound-reducing windows
- ▲ Contemporary roller shades for effortless privacy
- ▲ LED slim ceiling lighting throughout the main living areas with complementary fixtures in bedrooms
- ▲ Energy-efficient front-loading Samsung washer and dryer

## PRIMARY SUITE

- ▲ Spacious primary suites with plush carpeting for added comfort
- ▲ Solid shelving in all closets
- ▲ Spa-inspired ensuite offers:
  - Soft-close doors + drawers
  - Durable Caesarstone countertops with undermount porcelain sinks
  - Brushed nickel plumbing fixtures by Kohler
  - Walk-in shower with frameless glass and multi-functional showerhead with handheld wand for easy cleaning
  - High-quality floor and wall tiles with refined surface texture and realistic natural stone-inspired print, offering an upscale finish.
  - Skirted Gerber high-efficiency one piece toilet with a soft-close lid
  - Bidet outlet located next to toilet

## INSPIRED KITCHENS

- ▲ Premium stainless steel Samsung appliances, including:
  - 5-burner gas cooktop with built in wall oven
  - 32" counter-depth refrigerator with ice maker
  - Built in Quick Touch microwave with trim kit
  - Top-control dishwasher with ultra-quiet performance
- ▲ Stainless steel pull-out hood fan.
- ▲ Kitchen islands with round amber coloured tinted pendant lighting above (\*in most homes)
- ▲ Sleek, flat-panel cabinetry with ample storage and soft-close doors + drawers
- ▲ Lazy Susan for easy accessibility in corner cabinet
- ▲ Under-cabinet LED lighting for enhanced visibility and ambiance
- ▲ Stain-resistant, ribbed ceramic cream kitchen tile backsplash
- ▲ White marbled, durable Caesarstone countertops - scratch and stain resistant
- ▲ Sleek brushed nickel hardware throughout
- ▲ Spacious Blanco undermount stainless steel single-bowl sink
- ▲ Premium Kohler dual-spray pull-down faucet
- ▲ Gas connection for BBQ for all homes

## THOUGHTFUL DETAILS

- ▲ Intercom at lobby entrance with secure FOB access system
- ▲ Dedicated elevator for residents with secure FOB access
- ▲ Gated underground parking with secure FOB access
- ▲ Secure parcel delivery system
- ▲ 1VALET Smart Building Technology system – a virtual concierge system that allows you to manage everything securely from an app on your phone:
  - Grant guests access and register visitor parking
  - Reserve amenity space for private events
  - Receive packages with automated parcel lockers
  - Enter the building using your smartphone
- ▲ Electric car charging rough-in for all residential parking stalls
- ▲ Cat6 wiring for fibre optic high-speed internet, phone and TV

## PEACE OF MIND WITH ZENTERRA

- ▲ With nearly 30 years of excellence in homebuilding, Zenterra Developments has earned multiple awards and has been recognized for Multi-Family Home Builder of the year for 11 years in a row.
- ▲ Atlin is backed by Zenterra's dedicated in-house Homeowner Care team and the comprehensive Travelers 2-5-10 Year Warranty Program:
  - 2-Year Coverage: materials and labour
  - 5-Year Coverage: building envelope protection
  - 10-Year Coverage: structural defects