Standard Features

McCormick Meadows

VERITY CONSTRUCTION
QUALITY CONSTRUCTION. TRUSTED SERVICE.

Verity was founded in 2004, we are locally owned and operated. Verity has years of extensive building and project management experience with a customer focus on providing excellent service. Our professional and experienced team provides reliable service and quality results. Specializing in Construction Management and General Contracting for residential, commercial and industrial projects, we have built and managed over 1000 homes, condominiums, office buildings and more. With superior project management experience, our team has developed a strong reputation in the West Shore community built on trusted quality and service.

INSPIRED INTERIORS

- Two Colour scheme options designed by Dawn Garneau of Award Winning Nygaard Interior Designs
- High volume, 9ft tall ceilings on main floor
- Stylish and discrete 2" urban faux wood collection blinds
- Durable 100% PureColor^{R} SD BCF carpeting in bedrooms & stairs
- High quality 12mm laminate flooring in living room, dining room, kitchen, hallway & foyer; environmentally friendly and carries 25 years warranty
- Quality trim package throughout the home
- Large windows for plenty of natural light
- Sleek, Napoleon Ascent Linear Series 36" gas fireplace with blower fan
- Painted artisan solid wood banister and railings**
- LED lighting in the bedrooms, halls, laundry, walk in closet and living room
- Convenient wire shelving in bedroom closets and pantry**
- Built Green Certified

EASY LIVING

- Heating and cooling by high efficiency, ductless single head heat pump; supplemented by electrical heating and gas fireplace with blower fan
- Hot water on demand with recirculation line to deliver hot water to faucets quickly conserving water and energy
- Fridge water line connected
- Standard rough in for gas range and BBQ outlet
- Fiber Optic telecommunications network connected to a smart panel
- Cable and telephone in living room and master bedroom
- Exterior weatherproof plugs
- Carbon monoxide & direct wire smoke detectors as per BC Building Code
- 200 AMP service
- Pantry and laundry room include motion activated lights**

GOURMET KITCHENS

- Your choice of 2 options of cabinet colours
- Durable quartz countertops with tiled backsplash
- Black pulldown faucet with Power Clean technology
- Stylish pendant fixture over kitchen island
- Sleek undercabinet LED puck lights
- Cabinet doors and sliding drawers with soft-close hardware
- Undermount 18-gauge stainless steel sink
- Premium stainless-steel appliance package including:
  - 4 Element Slide-In Electric Range
  - Energy Star refrigerator
  - Energy Star dishwasher with touch control
  - Inverter Stainless Steel Microwave Oven

BEAUTIFUL BATHROOMS

- Elegant quartz countertop in main house bathrooms
- Luxurious tile flooring in the ensuite and main bathroom
- Glazed porcelain wall tile in ensuite
- Decorative polished chrome towel bars and paper holders
- Soft close toilet seats in the main house

NOTE: In the interest of maintaining high standards or in the event of shipping delays or discontinued products, the developer reserves the right to modify plans, specifications, and design without prior notice. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending governing parties approval. Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice.

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LAUNDRY

- Dedicated laundry room**
- Front-load dryer and Energy Star washer by Samsung
- Laminate countertop above laundry appliances**
- Main house laundry with tile flooring

CURB APPEAL

- Multi-level homes with double garages
- Private and easy-care yards**
- Large oversized decks with aluminum railings and/or patios for outdoor living**
- Distinctively designed homes that provide pleasing architectural variety
- Fibre cement exterior siding, carrying a 30-year warranty
- K2 Stone Accents**
- Energy efficient double-glazed vinyl windows with argon gas
- 30-year warranty laminated fiberglass roofing shingle system with R-40 roof insulation
- Concrete driveways
- Two remote control devices for automatic garage door access
- Professionally landscaped yards with in-ground irrigation
- R-20 wall with 6 mil. polyurethane and acoustical sealant for your comfort
- Wall and ceilings of garages are insulated, drywalled and painted
- Cedar panel rear and side fencing up to the rear corner of the house are included; gates and panels to fully enclosed yards are available as an upgrade

SUITES**

- One onsite parking space
- Laminate flooring in the main living areas and carpet in bedroom(s)
- Linoleum in bathroom and laundry
- Laminate countertops in the kitchen & bathrooms
- Inclusive Energy Star appliance package (stainless steel):
  - Electric ceramic top range
  - Fridge with freezer
  - Energy Star dishwasher with touch control**
  - Hood fan
  - Electric stacked laundry center
- Cable and telephone in living room

PEACE OF MIND

Verity Construction's Homeowner Support

- Multiple Award-Winning Company, including Best Customer Service, Built Green Builder of the Year; and too many more to list – please visit our website for more information
- Homeowners will have a rough-in walk through and lot orientation on-site **
- Final walk through prior to occupancy
- In-house customer service department
- Emergency service support

WARRANTY

Travelers' 2-5-10 New Home Warranty

- 2-year materials and labour warranty
- 5-year building envelope warranty
- 10-year structural defects warranty

OPTIONS

- Options and upgrades are available for your new home.

* Buyer has been notified that upgrade option of synthetic lawn has been made available. Due to the nature and sensitivity of environmental requirements for healthy and long-lasting sod, buyer's discretion is advised should sod be chosen. Developer does not, under any circumstance, guarantee or warranty sod.

** if applicable

Please note: Some homes may include a sewer grinder pump in the lower floor

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