



ZEN

TOWNHOMES

ZEN THE BIGGER PICTURE

Every ZEN Home is finished to perfection:

- Timeless 'West Coast Craftsman Style Homes' designed by award winning architect Robert Ciccozzi.
- Skillfully designed with thoughtful landscaping, open green spaces with pleasant walkways makes an evening stroll relaxing and peaceful.
- Extra large decks with either front yards with traditional classic picket fencing or spacious back yards that are fully- enclosed by 6' high fencing, for added privacy.
- Double, tandem and single-car garages as well as ample visitor parking.
- 9' High ceilings and crown moulding through-out the main floor.
- Noise reducing insulated front doors with decorative baseboards and door mouldings.
- Tastefully designed interior doors, with easy to use polished chrome lever style door handles.
- Modern 2-inch wide faux-wood window blinds through-out.
- Breathe easier with durable, washable - high quality, low-VOC paint.
- High quality American Mill '39' oz. carpeting throughout all upper floors and durable porcelain tiled entry ways.
- Large energy-efficient 'Low-E' windows (provides protection from UV light & lowers monthly heating costs).
- Electric baseboard heaters, with individual thermostats, allowing you to control the desired heat in each room for individual comfort and an added cost-saving feature.
- Two colour schemes to choose from:
 - Light: "Harmony" Bright Airy tones
 - Dark: "Balance" Warm Earth tones

DESIGNER KITCHENS

- Gourmet 'Open Concept' kitchens, with extra cabinets to accommodate all your kitchen accessories.
- Crown moulding coupled with extensive use of pot lighting and under-cabinet puck lighting, creates a bright and vibrant space.
- Custom-made shaker-style cabinetry, with sleek brushed nickel handles with soft-closing mechanism.
- Lazy Susan in corner cabinetry offers versatility, easy access and extra storage space.
- Large 4' X 4' islands (in most units) with an optional wine fridge provides additional space for creating your culinary masterpieces and for casual family gatherings.

- Luxury quartz counter tops coupled with a sleek, glass backsplash.
- Under-mount stainless steel double-basin sinks, with 1/2 HP waste disposal units.
- Convenient slide-out bin, to store all your recycling items.
- Wide-plank laminate flooring, (designer selected) adds an overall modern and sophisticated finish.

HIGH-END APPLIANCES

- Whirlpool Double Wall Ovens * Whirlpool Fridge with ice & water dispenser * Panasonic Microwave with trim kit.
- Kitchen-Aid 5-Burner Gas Cooktop * Whirlpool whisper quiet Dishwasher *Whirlpool Stacking Washer/Dryer.

STUNNING MASTER SUITES

- Enter the Master suite and be welcomed by a 'Touch of Elegance' with a chic & sparkling chandelier enhanced with additional mood lighting, in suspended crown moulding making this a relaxing and tranquil space.
- Stately walk-in custom closets featuring: Built-in wooden shelving to maximize storage space, minimize clutter and provide ample storage for your year-round wardrobe.
- Custom Designed 'Make-up Vanity Desk' with additional counter space for all your cosmetic & wellness items. Four electrical outlets added for your convenience.
- A must have in today's modern ensuite 'His and Hers' sinks, combined with quartz countertops and full counter-width mirrors.
- 'Warming Towel Bar' to ensure your towels are always warm and dry.
- An enclosed double wide glass shower, enhanced by stylish Italian porcelain tile surround.
- Built-in pressure balanced shower controls and designer-selected single-lever chrome faucets, coupled with 'Dual Shower Heads' by Delta.

INSPIRED BATHROOMS

- Main bathrooms feature hand held shower heads, paired with designer selected chrome bathroom accessories and built-in pressure balanced shower controls.
- High-efficiency 'American Standard Dual Flush Toilets' reducing your water consumption.
- Imported Spanish porcelain tile used throughout main baths.

LIVE LIFE ENTERTAINED

- Zenterra Signature Entertainment Wall on the main floor, accentuated by a custom designed modern elongated Italian stone-finished fireplace, elevates your home theater and movie experience, to a new level.
- 'Superior Lighting Package' with extensive Pot Lighting used through-out all ZEN Homes making the interior spaces bright and welcoming.
- Premium Shaw package (with no charge service call) helping you stay connected.
- With an OPTION of:
 - 1 year Free Shaw Personal TV Service or
 - 1 year Free Shaw High Speed 10 Internet Service
 - Free Shaw HDPVR * Free rental of Shaw Wi-Fi modem
- Control 4 home automation system (optional upgrade) to bring you convenient one-touch control over your entire Zen home.
- Multifunction media ports in main rooms, including outlets for telephone, data and cable.

PEACE OF MIND

- Comprehensive 2-5-10 Year Home Warranty protection by Travelers Guarantee Company of Canada:
 - 2-years Labour and Materials
 - 5-years Building Envelope
 - 10-years Structural Defects
- New-generation construction with rain screen vinyl and "fiber cement siding and backer board" siding protection.
- 'Shaker-Style' 30-year Laminated-fiberglass shingle roofs.
- Hardwired smoke and CO2 detectors.
- Roughed in for Central Vacuum and Alarm System. Deadbolt locks on all front entry doors, for added security.

CONASYS HOME INFORMATION PACKAGE

- Comprehensive online library with interactive maintenance plan and email/mobile maintenance reminders.
- Printed homeowners' guide, with detailed product information as well as contact information for every company involved in the construction of a Zen Townhomes.

There are a variety of upgrade options available; please ask one of the ZEN Sales Manager for further details.