

## YOUR NEW HOME

Designed by award-winning design team. It is carefully designed and organized for efficiency and seamless integration of activities and relaxation with attention to each and every elegant detail. From the practical and stylish kitchen to the spacious spa-like baths and built-in closets and custom millwork, all the essentials have been thoughtfully considered.

### Features of the Home

- Protected by the 1-2-5-10 years Builders Warranty Program.
- Choice of 2 colour schemes put together by award-winning design team.
- High efficiency 2"x8" construction exterior walls with thicker insulation.
- High efficiency furnace with heat pumps and air conditioning system.
- Built-in Electric vehicle charging station in garage.
- Quality engineered wide plank hardwood floors in choices of either walnut or light oak.
- High quality locally manufactured casement windows.
- Spacious 9 feet ceilings on the main floor.
- Australian wool blend Berber style carpet for bedroom level and lower level.



234 W18th St. Unit 1 and Unit 2  
North Vancouver, B.C.

**SHEFFIELD**  
DESIGN PROPERTIES  
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## Kitchen

- Precision crafted locally manufactured custom cabinets.
- Soft closure doors and drawers.
- Practical under cabinet lighting.
- Premium quality slab countertops and backsplashes.
- Modern Blanco chrome faucet.
- Sleek stainless steel under-mount double sink with waste disposal.
- Fisher & Paykel 30 inch integrated French door refrigerator.
- Panasonic built-in microwave oven.
- Kitchen Aid 30 inch 5 burners gas cooktop.
- Kitchen Aid 30 inch built-in wall oven.
- 30 inch stainless steel hoodfan.
- Pull-out recycling cupboard.
- Custom vertical wine rack integrated into kitchen design.
- fully integrated dishwasher with custom panel matches kitchen.



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## Living and Dining Areas

- French doors off dining areas leading to a large private patio and garden.
- Gas barbeque hook-up off patio.
- Fireplace with custom cast stone fireplace surrounds.
- Built-in cabinet with display shelving above located beside the fireplace.
- Wide slat designer blinds throughout home.



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## Master suite

- Large custom millwork vanities with maximized storage.
- Quartz countertops with Kohler under-mount sinks.
- Kohler dual flushing toilets throughout.
- Quality chrome Riobel bathroom fixtures.
- Matching contemporary chrome towel bars and toilet paper holders.
- Large scale Italian made porcelain tiles used throughout.
- Richelieu top quality cabinet handles.
- Soft closure drawers and doors.
- Spa-like rain shower heads in Master Ensuites.
- High quality wall sconces built-in both sides on mirror in Master Ensuite.
- Large sliding doors to balcony.
- Custom closet.
- Under floor heat in all bathrooms.



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