

# HUMMINGBIRD

1Bed+1Bath 588 SQFT



# HUMMINGBIRD

1-Bed, 1-Bath | 588 Sqft

Covered Patio | 84 Sqft

Optional Storage | 8 x 14 x 2

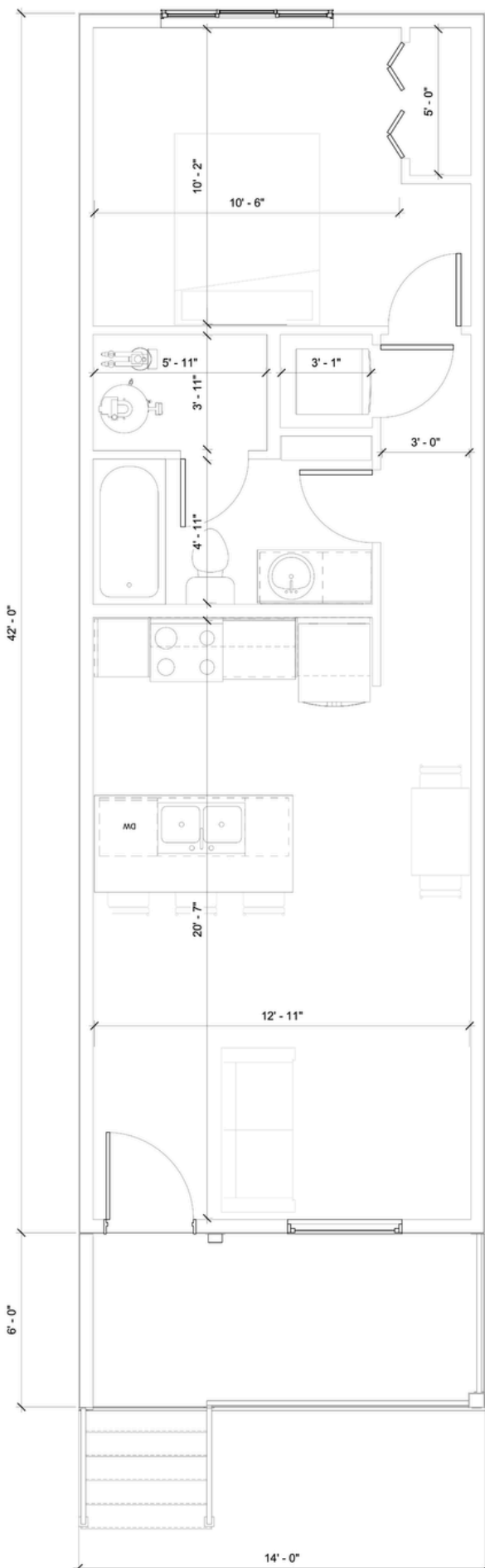
## DESIGN

The Hummingbird is designed for singles, couples and students. With 560 square feet of living space, there is room for entertaining in the kitchen, lounging in the living room and dining at the table.

Situated in the centre of the living room is an oversized south facing skylight designed to maximize natural light. This open concept 1 bedroom home is sure to impress.

## FEATURES

- 1,304 sqft lot size
- 325 sqft front yard
- Comes with one paved parking spot + visitor parking
- Built in privacy wall on front patio
- 30 inch fridge included, option to upgrade to french doors
- 4 piece bathroom, 5 foot tub / shower combination
- Large bedroom with space for a king bed
- Work space / desk space in bedroom
- Storage space in mechanical room when upgrading to on demand hot water system
- Maintenance / land use fee of \$275 / month



## 5. Interior Colors & Finishings

### Flooring Colors



Dakota



Ainsworth

### Millwork Cabinets



Beach



Modern White

### Kitchen Backsplash



White Subway Tile

### Laminate Countertops



White



Grey

### Interior Walls



Chantilly Lace



HUMMINGBIRD

# OPTIONAL UPGRADES

NOT INCLUDED IN STANDARD FEATURES

## 7. Optional Upgrades

### Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops
- Undermount kitchen sink with Black or Satin Nickel faucet
- LED lighting strips under upper cabinets
- Additional lower cabinet drawers

\$6,500 +GST

### Bathroom Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops with undermount sink
- Handheld shower kit
- Tiled shower and bathtub walls

\$3,800 +GST

### Flooring Upgrade Package

- Longer and wider Elite vinyl flooring
- Wood grain texture
- Click tile vinyl in ensuite and main bathroom

\$1,800 +GST

- Carpet in bedroom with 7/16" foam underlay

\$1,100 +GST

### Hardware and Fixture Color Upgrade

INCLUDES FOLLOWING ITEMS:

- Cabinet Handles
- Sink Faucets and Shower Fixtures
- Bathroom Accessories (Towel Holders, Toilet Paper Holder)
- Door Hinges
- Kitchen Sink

Black \$1,200 +GST

Satin Nickel

### Appliance Upgrade Package

- Stainless steel, fingerprint resistant appliances
- 30" Smart Slide-in electric range
- 30" microwave/hood fan combo with exterior exhaust
- 30" french door refrigerator and freezer drawer
- 24" dishwasher with 3rd rack and stainless tub
- Front load stackable washer with Load & Go dispenser
- Front load stackable dryer

\$7,500 +GST

## Wyze Smart Home Upgrade Package

Elevate your home with the latest in smart technology and safety features. The Smart/Safe Home Upgrade provides convenience, energy efficiency, and peace of mind—perfect for modern homeowners who value security and innovation.

### Package Includes:

- 2 Exterior Cameras: 24/7 property monitoring for enhanced security
- Doorbell Camera: See and communicate with visitors from anywhere.
- Smart Thermostat: Optimizes energy use and reduces utility costs
- 3 Climate Sensors: Maintain comfort and monitor indoor conditions.
- 3 Water Sensors & Probe: Early detection of leaks to prevent costly water damage.
- Smart Garage Door Opener with Camera: Secure and convenient garage access. (If garage not selected, a second doorbell camera will be installed at a side entry.)
- 3 Entry Sensors: Monitors Entry doors for added security. (Windows included for Hummingbirds and Dragonfly floorplans.)
- Smart Deadbolt Lock: Keyless, smart, and secure access for your home. (Front Door only)
- Home Hub Meter: Centralized control of all smart devices for seamless operation.

\$3,000 +GST

## Upgraded Front Yard Landscape Options

- Artificial Turf front yard landscaping plants with rock area and irrigation **\$TBD +GST**
- Raised Flower Bed plants with rock area and drip irrigation **\$1,050 +GST**



## Individual Upgrades

- |   |                     |                          |  |                     |                          |
|---|---------------------|--------------------------|--|---------------------|--------------------------|
| • Expanded full wall Closet with Bifold Doors in Master Bedroom | <b>\$1,080 +GST</b> | <input type="checkbox"/> | • One outdoor hot water tap  | <b>+ \$900 +GST</b> | <input type="checkbox"/> |
| • Kitchen skylight (24"x48")                                    | <b>\$2,900 +GST</b> | <input type="checkbox"/> | • Concrete slab under deck for storage use (comes with access hatch) | <b>\$3,800 +GST</b> | <input type="checkbox"/> |
| • Black windows and doors on all elevations                     | <b>\$1,000 +GST</b> | <input type="checkbox"/> | • Under sink water filtration 600 gallons /day                       | <b>\$1,800 +GST</b> | <input type="checkbox"/> |
| • Blinds- roller shade with safety cords                        | <b>\$1,100 +GST</b> | <input type="checkbox"/> | • Iron/Manganese Water Filter  | <b>\$2,500 +GST</b> | <input type="checkbox"/> |
| • Quartz countertops in Kitchen and Bathrooms                   | <b>\$5,200 +GST</b> | <input type="checkbox"/> | • Water Softener   | <b>\$2,500 +GST</b> | <input type="checkbox"/> |

## THE VIEWS- Roof Top Patio Upgrade Package

- 14ft x 10ft rooftop patio (≈140sqft)
- C/W Standard height railing
- Spiral Staircase installed off back home door.
- Durable Vinyl Deck Membrane surface
- On models with no standard rear entrance, includes installation of a standard sized outswing door with 3ft landing

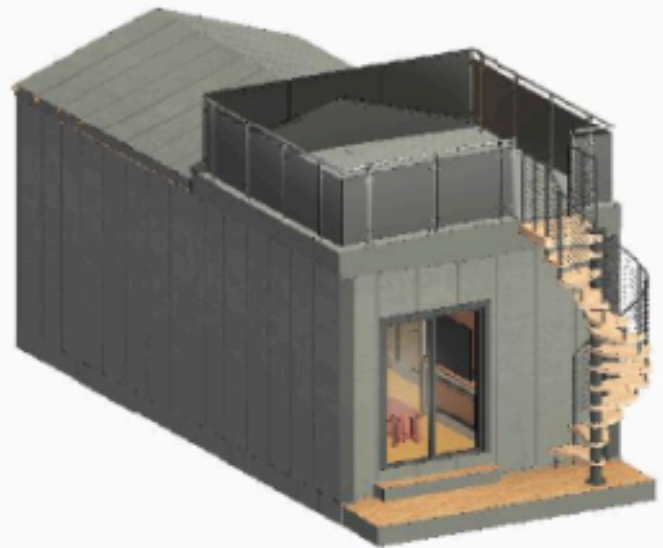


\$16,500 +GST

# CONCEPT



ISO.VIEWS-110201



ISO.VIEWS-8602

Shown on Dragonfly Home