

Glacier Ridge

BY CEDARGLEN LIVING



DISCOVER THE SUPERIOR SPECIFICATIONS INCLUDED IN EVERY CEDARGLEN LIVING HOME

GOURMET KITCHENS

- Stainless steel appliances
- Rough in waterline to fridge
- Choice of textured melamine cabinets
- Soft close top drawers to kitchen as required by plan
- Stainless steel undermount sink with pull down faucet
- Selection of designer lighting packages and flush mount lights (as per plan)

EXQUISITE INTERIORS

- ¾" or 1 ¼" granite or engineered stone countertops throughout
- White undermount sinks to vanities
- White roller blind window coverings (patio door not included)
- Front load washer/dryer
- Cat5 and RG6 low voltage to living room and bedrooms
- Luxury Vinyl Plank flooring to entrance, kitchen, living room, bathroom and laundry (as per plan)
- Carpet to bedrooms
- Ceiling height approximately 9' (NOTE: Dropped bulkheads throughout for venting requirements)
- Modern 3" baseboards and 2 ¼" casings
- Stylish interior door levers
- Elegant 3"x6" subway tile backsplash to kitchen (full height) and vanities (6" surround)
- Decora style light switches throughout
- Choice of smooth skin interior door profiles
- Sound reducing membrane below LVP surfaces throughout the unit on 2nd/3rd/4th floors
- Sound attenuation mat installed below gypsum to reduce sound transmission on 2nd/3rd/4th floors
- Stipple ceilings

EXTERIOR AND ENERGY EFFICIENCY

- James Hardie and True Grain cement siding
- Brick tile veneer
- SBS flat roofing
- Pinhead glass railing to patio/balconies
- Low E triple glazed windows
- Hydronic baseboard heat
- LED lighting throughout
- Gasline to BBQ on the balcony/patio (no quick connect)
- 3rd party building envelope inspection
- Fresh Air System (ERV) is included in every unit

COMMUNITY LIVING

- Fully landscaped with walking paths and outdoor seating areas
- Community garden in the common outdoor space
- 10 visitor parking stalls
- Main floor and exterior bike storage
- Two elevators as required by plan
- Exterior building and common area maintenance
- Snow removal
- Landscaping maintenance
- Exterior underground waste system for waste, recycling and compost removal
- Steps away from shopping
- NOTE: Purchaser responsible to pay the annual \$325.00 Glacier Ridge Resident Association fee

GLACIER RIDGE INCLUSIONS

- Legal Fees paid by Cedarglen Living when using Cedarglen Living preferred legal
 - See Offer to Purchase for additional details, conditions apply
- Includes 1 titled underground parking stall
- Storage lockers available for purchase (limited)

WOULD YOU LIKE TO MAKE YOUR HOME ONE OF A KIND?
ASK US ABOUT CUSTOMIZED DESIGNS AND INTERIOR SELECTIONS!



WINNER 5 YEARS RUNNING



AREA SALES MANAGER

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cedarglen
LIVING

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