



## KINGSLEY ESTATES

### PRESTIGIOUS PARKSIDE LIVING

- Located in Richmond's sought-after Steveston neighbourhood next to a 15-acre park, Kingsley Estates is an exclusive address just minutes from the city centre, the Canada Line network and picturesque Steveston Village.
- Designed by the award-winning team at Rositch Hemphill Architectural Inc., these four-bedroom luxury townhomes showcase Tudor-style architecture with impeccable details including cedar shingles, brick cladding and window boxes.
- Stone monuments and custom lighting grace the entry to Kingsley Estates, while lush landscaping, walkways and an outdoor art installation by Cheryl Hamilton and Michael Vandermeer beautifully unite the community.
- An impressive clubhouse at the heart of the community offers residents a private retreat for social gatherings, exercising, relaxing and more.
- Discover the perks of sophisticated living at the revitalized London-Steveston Park, a spacious green space at your doorstep featuring tree-lined walking trails, fitness stations, a children's playground, a dog park and open recreation areas.

### IMPRESSIVE INTERIORS

- A traditional metal panelled door with windows and polished chrome hardware welcomes you home.
- Warm wood-style laminate flooring throughout main living areas sets the tone for refined design.
- Nine-foot ceilings on the main level add a grand, airy ambiance. Many homes feature ten-foot ceilings in the living area.
- An elegant fireplace with exquisite marble surround creates a stunning focal point in the living room (some homes).

- A convenient main-level powder room with sleek marble flooring.
- Choose from two designer-selected interior colour schemes to complement your personal style and décor: Earth and Sky.
- Plush, durable carpeting in bedrooms puts comfort at your feet.
- Low-E glass windows improve energy efficiency; a mechanical air ventilation system optimizes air circulation and quality.
- Contemporary horizontal mini-blinds on all windows and French doors easily adjust for the right amount of light and privacy.
- Generous sun decks and yards are ideal for outdoor entertaining.

### KITCHENS FOR THE GOURMET

- Enjoy the modern look and feel of custom-designed flat panel cabinetry with polished chrome pulls and soft-closing hardware.
- Polished engineered stone countertops and a full-height imported marble tile backsplash are both visually stunning and highly practical.
- An entertainment-sized kitchen island is a natural gathering place for family and friends, and a versatile space for casual dining, buffet spreads, food preparation and more.
- Keep everything well organized and easily accessible with a walk-in pantry or corner lazy susan cupboard (some homes).
- Light up your work area with contemporary recessed lighting under upper cabinets.

- Sleek appliances coordinate beautifully:
  - 36" wide integrated bottom-mount refrigerator with French doors and a built-in ice maker.
  - 30" wide five-burner gas cooktop and self-cleaning wall oven.
  - Stainless steel glide-out hood fan and a dishwasher integrated seamlessly with custom cabinetry.
  - Microwave with trim kit.
- Preparation and clean-up are a snap with undermount double stainless steel sinks featuring a single-lever low-flow faucet, a pull-out vegetable spray and a flex line.
- Built-in shelving with two recycling bins keeps recyclables tidy and out of sight.

### SPA-INSPIRED BATHROOMS

- Pamper yourself in a luxurious master ensuite featuring heated flooring, dual undermount sinks and a large vanity mirror with elegant under-vanity lighting.
- After a long day, enjoy the master ensuite's frameless walk-in shower with thermostatic controls, an oversized rainshower head plus a handheld wand. Other features in this spa-inspired shower include marble tile surround, integrated bench seating and a built-in niche for toiletries.
- Other bathrooms showcase a bathtub with ceramic tile surround or a spacious shower, an undermount sink and vanity lighting.
- Custom square-line profile cabinetry with polished chrome pulls is perfectly complemented by gleaming engineered stone countertops.
- Polished chrome bath and shower faucets.
- All bathrooms feature dual-flush water closets.

# FEATURES

### EVERYDAY CONVENIENCES

- A private paved driveway leads to each home; a two-car side-by-side garage protects your vehicles from the elements and provides storage for bikes and other equipment.
- Two hose bibs: one in front and one at rear.
- Conveniently located multimedia connections for high-speed Internet access.

### OUTSTANDING AMENITIES

- A spectacular 2,000-square-foot clubhouse is a residents-only retreat the whole family can enjoy.
- Relax and recharge in the fully equipped fitness studio.
- Host a private party in the clubhouse's fireside social lounge.
- An on-site resident manager keeps things running smoothly and efficiently.
- Children's outdoor play area within the community, in addition to the playground and recreation areas at the city park next door.
- A brand new child daycare centre conveniently located just steps away.

### SAFETY AND SECURITY

- Polygon New Generation design with rain screen protection for durability in our West Coast weather.
- All homes include a hard-wired smoke detector and a carbon monoxide monitor.
- Enjoy peace of mind knowing that every home is backed by a comprehensive Travelers Canada new home warranty, including two years for materials, five years for building envelope, and ten years for building structure.