



YOUR HOME

- Two-bedroom townhomes designed by Proscenium Architecture + Interiors
- Scandinavian, minimalist exterior design appeal
- Typical 3 storey Isla townhomes offer drive-under design, comfortable living, and generous bedroom closets
- Eden and Skye townhomes offer ground floor unit with private patio and garden access, or upper-level living on two floors with top floor seclusion for bedrooms and entertaining below
- Large, open patios off the main floor of all unit types
- Professionally landscaped yards with concrete patios and pathways, private garden space, wood fencing
- Attractive outdoor green space including lush deciduous and evergreen foliage

INVITING INTERIORS

- Elegantly designed interiors by Proscenium Architecture + Interiors, which feature attention to detail, texture, and quality materials
- Your choice of two professionally selected interior colour palettes
- Finely crafted custom cabinetry by Benson
- Durable waterproof luxury vinyl plank flooring throughout the main living areas
- Bedrooms and stairs feature comfortable soft carpeting
- Spacious main floor living areas feature over-height 9' ceilings and expansive windows to allow natural light to filter in

GOURMET KITCHENS

- Stainless-steel Samsung® appliance package includes induction range, counter-depth fridge, and efficient dishwasher, and over the range microwave with edge-to-edge glass display
- Engineered stone countertops create beautiful and functional prep space
- Large format tile kitchen backsplash illuminated by under cabinet task lighting
- Modern kitchens feature matte black hardware, and soft-closing cabinets
- Slim-profile LED downlights and pendant comfortably illuminate the kitchen
- 30" extended single bowl undermount sink and Moen® one-handle high arc pulldown spray faucet for easy cleanup

BEAUTIFUL BATHROOMS

- Modern vanities with wall mirror and feature lighting
- Frameless glass shower with spray head and hand shower in all ensuites
- Sleek and modern tubs and shower in the main bathroom
- High-efficient, low water consumption toilets
- Durable easy to clean engineered stone countertops
- High-quality Moen® fixtures with matching matte black accessories and trim

The Developer/Builder reserves the right to make modifications or substitutions to building design, specifications, features, plans, options, materials and drawings before or after a Disclosure Statement is filed. Any measurements provided are approximate only. Renderings shown (interior and exterior) are for general illustration purposes only and should not be relied upon to accurately represent the actual final product. E.&O.E.



CURATED UPGRADES

Ensuite Spa Upgrade Package

- Feature shower wall tile, recessed shower shelf, and mirrored medicine cabinet in the primary ensuite

Bathroom Tub & Tile Upgrade

- Enhanced bathtub with full-height tile surround

Custom Walk-In Closet Organizer

- Built-in shelving, drawers, and hanging storage in the primary bedroom walk-in closet

Luxury Vinyl Plank Flooring Upgrade

- Extend vinyl plank flooring into bedrooms and hallways in place of carpet

Luxury Vinyl Plank Flooring Upgrade – Extended

- Continue vinyl plank flooring through bedrooms, hallways, and staircases in place of carpet (where applicable)

Premium Motorized Roller Shades Package

- Remote-controlled roller shades throughout with light-filtering fabrics in living areas and blackout shades in bedrooms

Designer Roller Shades Package

- Manual roller shades throughout with light-filtering fabrics in living areas and blackout shades in all bedrooms

Electric Vehicle Charger

- Dedicated EV charger with wiring and installation

THOUGHTFUL CONVENIENCES

- Ductless-split system provides high-efficiency heating and cooling throughout the main living area and primary bedroom
- Energy recovery ventilator (ERV) to maintain clean and healthy indoor air quality
- Energy-efficient vented Samsung® stacked washer and dryer
- Fire sprinkler system, and smoke and carbon monoxide detectors for your protection and peace of mind
- Easy and flexible white wire shelving in closets

ADDITIONAL FEATURES

Interiors

- Every bedroom features a spacious walk-in closet
- Kitchen designs include seating overhangs for everyday use (configuration varies by home; upper stacked homes feature L-shaped islands with overhang)
- Ground-oriented front entries create a clear sense of arrival for every home
- Electric vehicle capability for all parking stalls
- Secure bicycle parking for every stacked unit

Exteriors

- Central courtyard amenity with shared seating and a children's play area designed to enhance social connection

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OWN A HOME AT
ROYAL BAY

