

S E M I A H OVERLOOKING
THE BAY
by MARCON



88 CONCRETE HOMES
OVERLOOKING THE BAY

EVERYTHING IS RIGHT HERE

Small enough to know shopkeepers by name, but big enough to have abundant options; White Rock is the best of both worlds. Plus, living on top of the ridge means you're always right in town.

Restaurants are plentiful and good. There's no need to get in the car to pick up groceries, do your banking or meet up with friends, because you're already there. With the community centre and an abundance of parks nearby, there's a lot to love about where you live.



- ← 30 MINUTES TO YVR
- 45 MINUTES TO DOWNTOWN
- 5 MINUTES TO PEACE ARCH BORDER CROSSING
- 10 MINUTES TO MORGAN CROSSING

CANADA
U.S.A.

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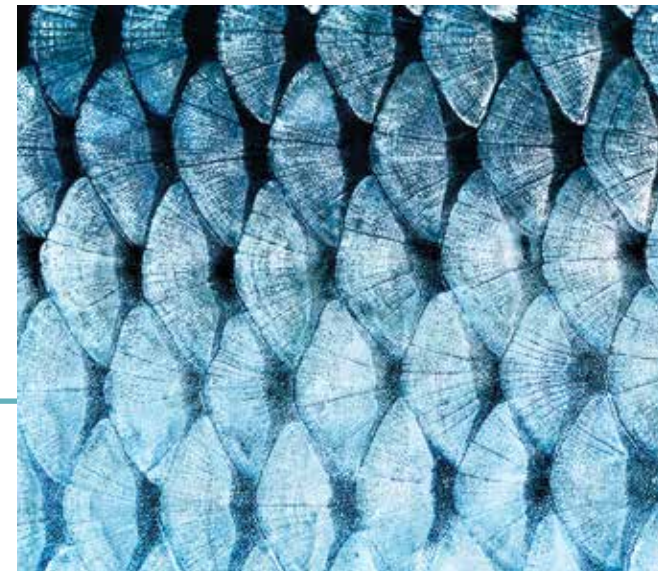
CANADA
U.S.A.



A BEAUTIFUL BALANCE

Architect Arno Matis has designed homes true to the spirit of coastal living. Semiah's position on a hilltop and its southwestern exposure provide a dramatic vantage point for following the sun and watching sailboats glide across the ocean. Large, cantilevered balconies are deliberately offset to maximize natural light, sunsets, and water views.

The building's form is an authentic urban expression of a beach town. Curving lines undulate like waves and mirror cliffs softly sculpted by sea breezes. The layered composition echoes the surrounding landscape carved by nature and time itself.



THE SEMIAH DIFFERENCE

WOLF + BOSCH APPLIANCES

Upscale appliances marry sleek, modern form with superb function that makes your daily life run smoothly. The Bosch refrigerator and dishwasher are discreetly integrated into the kitchen cabinetry. Serious cooks will love the 36" French-door fridge, Wolf gas cooktop, and brilliant speed oven. The integrated wine refrigerator keeps the bubbly ready for spontaneous celebrations.

FULL-SIZE LAUNDRY

The laundry features a front loading side by side LG washer and dryer under a stone countertop.

CUSTOMER CARE

We pride ourselves on ensuring that every experience you have with us is a good one. We are here to help, with an after-sale customer service team dedicated to making life in your home enjoyable and carefree.

MASTER-SIZED GUEST ROOMS

Your home has space to host extended family and out-of-town guests. Make visitors genuinely welcome in guest rooms that are large enough to be masters.

OVERSIZE OUTDOOR LIVING ROOMS

Make the most of sunny White Rock's temperate climate by maximizing the time you spend outside. Generous decks are designed like outdoor living rooms, for patio gardening, entertaining, and enjoying your views year-round.

CENTRAL OPENING SLIDING DOORS

Open your home wide to the great outdoors with walls of glass that slide away from the centre. On warm days, leave them open and your terrace becomes a seamless extension of your living room.

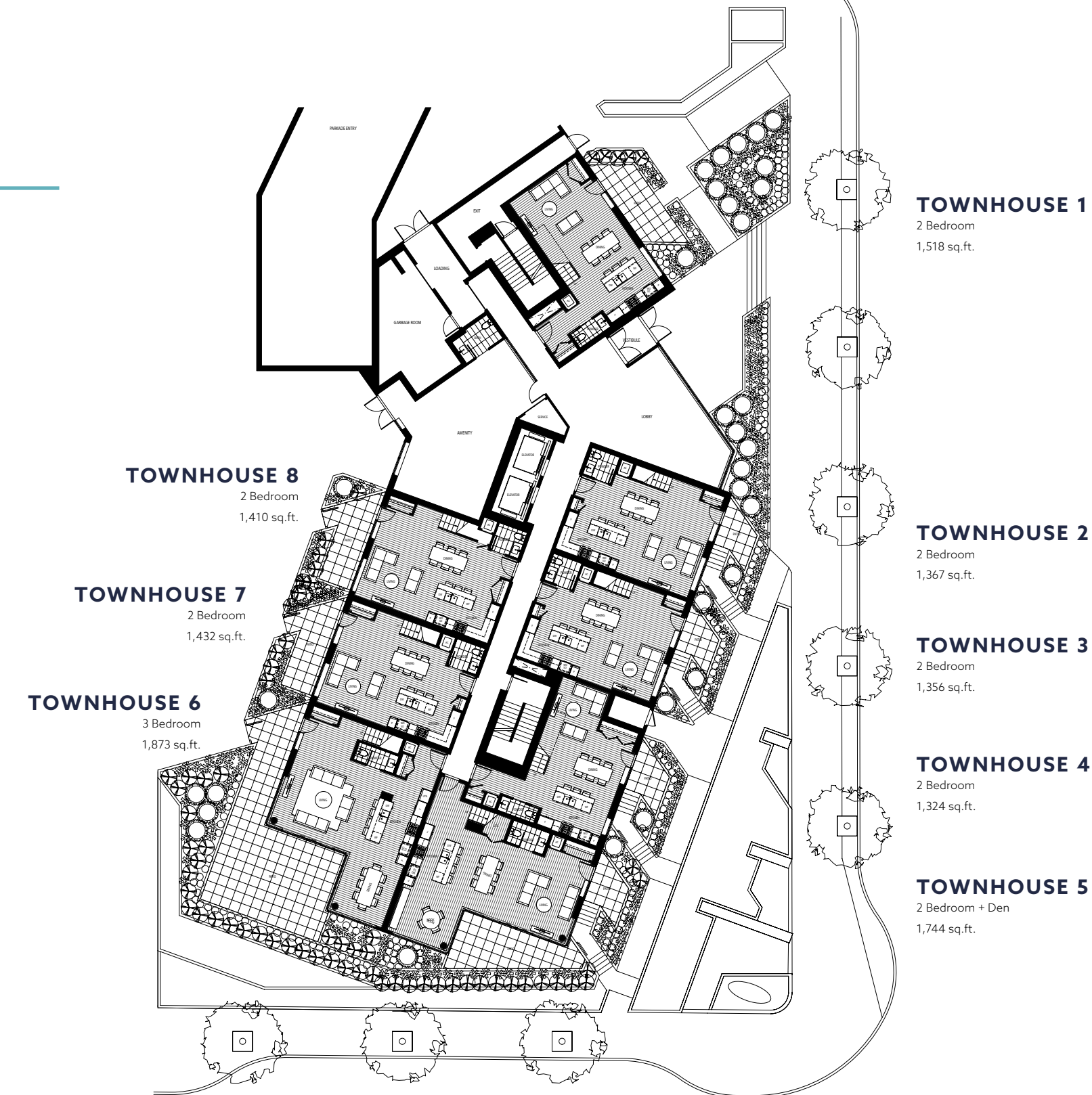
CENTRAL AIR CONDITIONING

Air conditioning keeps every room comfortable during summer scorchers. You can bask in your sun-drenched living room without feeling the heat, and sleep soundly, even on the warmest nights.

BUILT-IN VALUABLES SAFE

Fine jewelry, important documents and heirlooms. Life's precious things are locked up safe and secure, tucked away in the master bedroom closet.

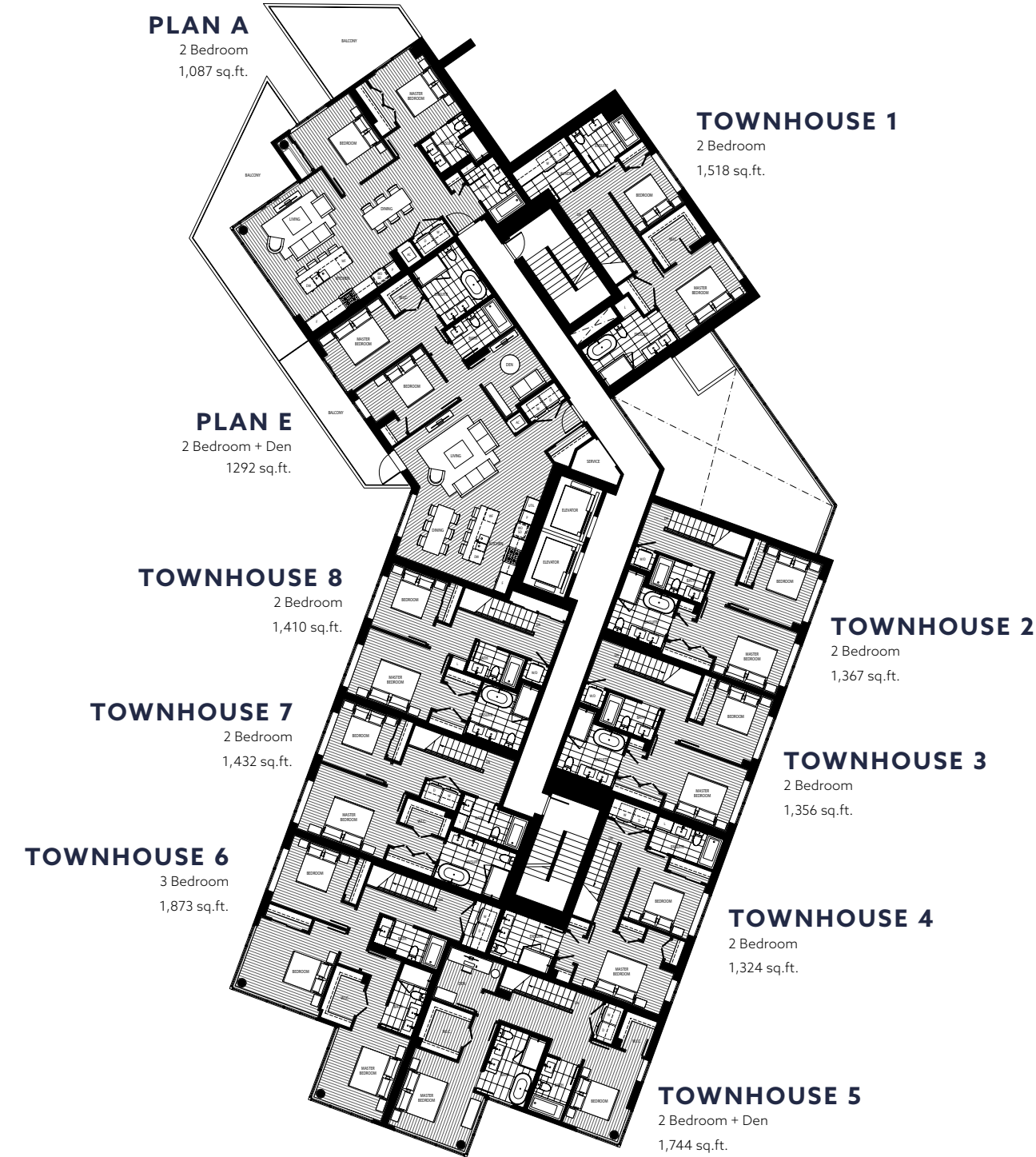
LEVEL I



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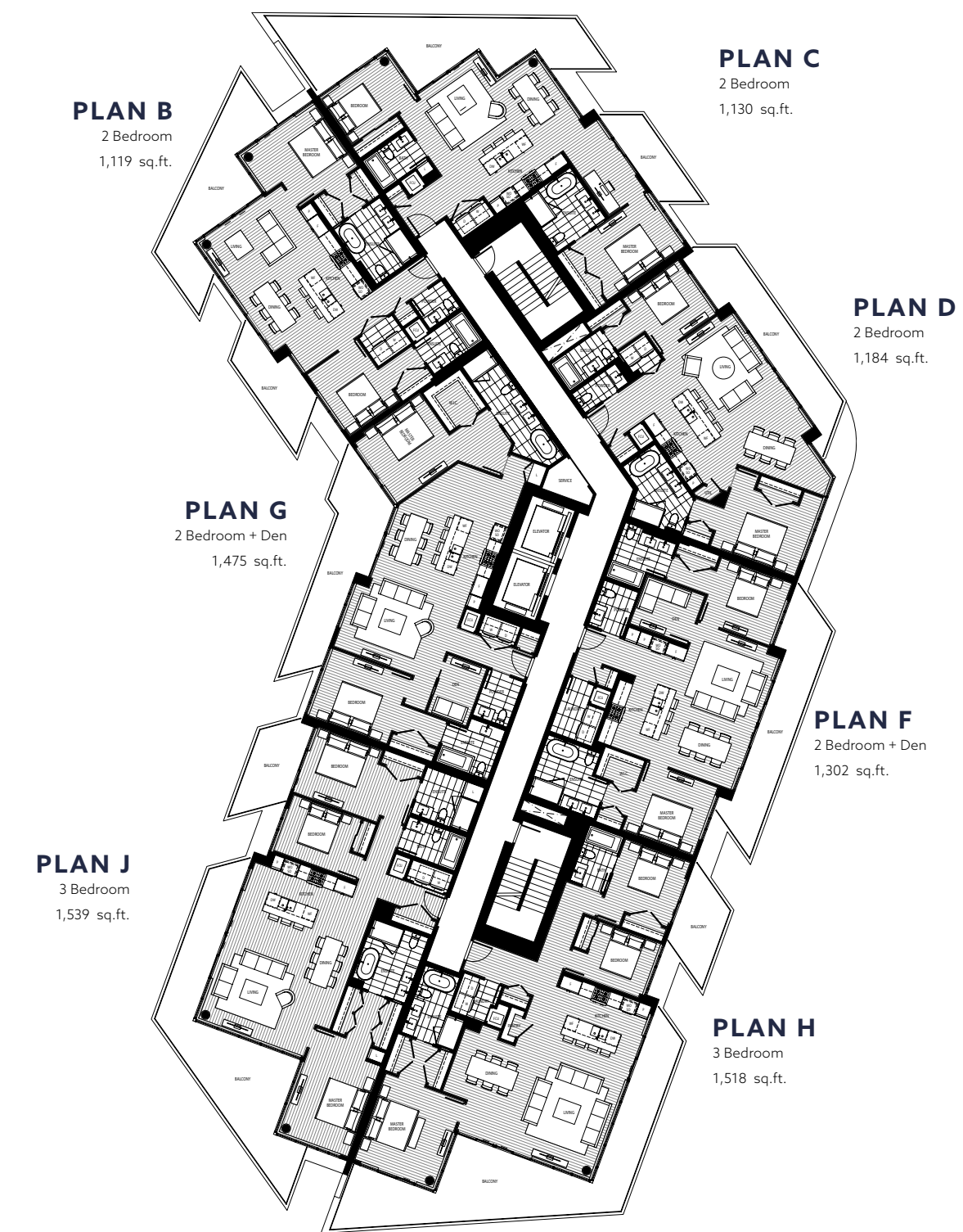


LEVEL 2



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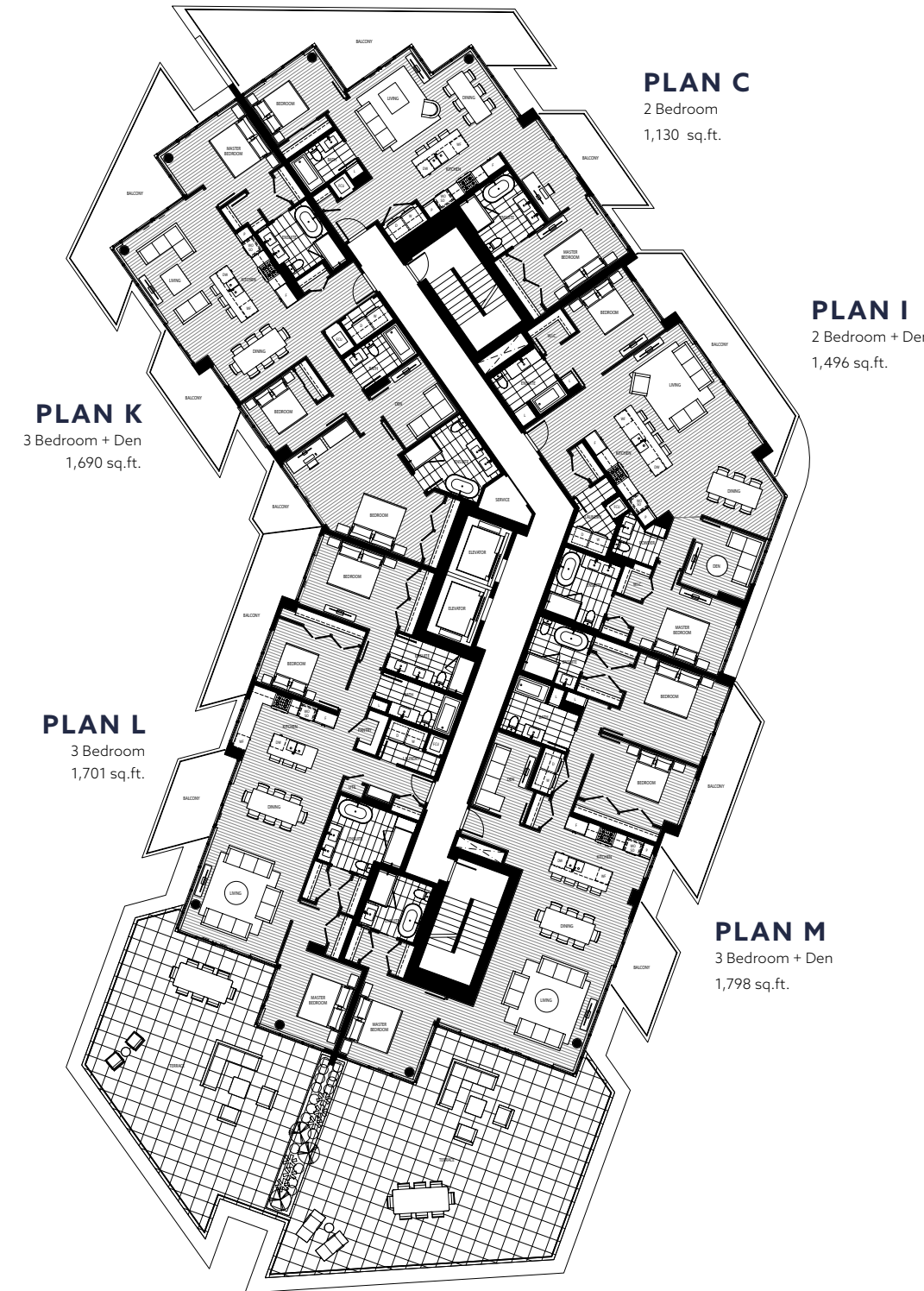
LEVEL 3-II



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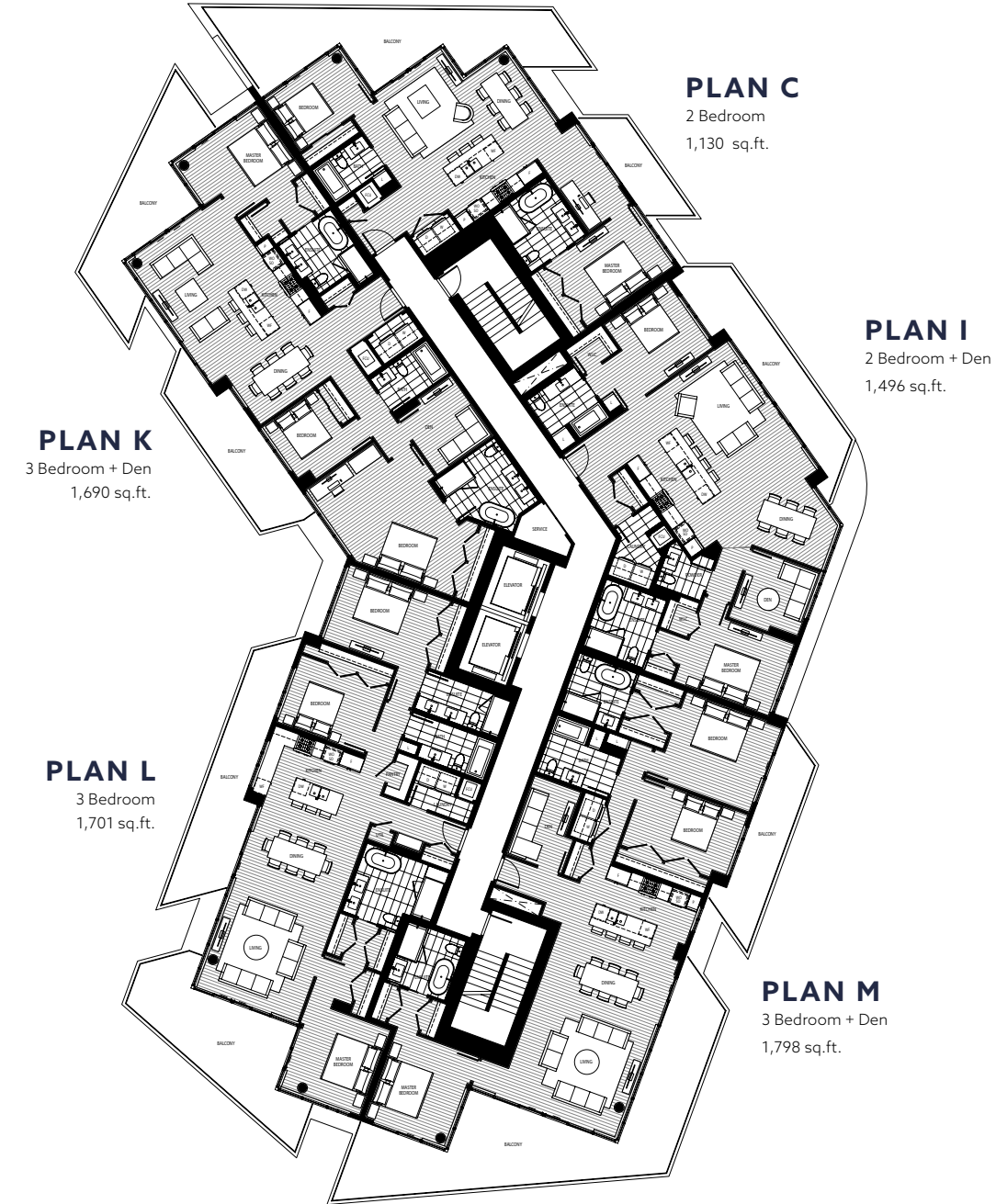


LEVEL 12



DRAFT

LEVEL 13



DRAFT



FEATURES

BRIGHT INTERIORS

- Contemporary light-filled interiors designed by Trepp Design Inc.
- High-efficiency heating and air conditioning system for year-round comfort
- Built-in USB charging connection in kitchen and bedrooms
- Two contemporary colour palettes to choose from
- Front-loading LG washer and dryer offer side-by-side convenience (most plans)
- Smart glass Low-E2 panoramic windows welcome an abundance of natural light and fresh air
- Spacious master bedrooms for ultimate relaxation
- Built-in wall safe, ideal for storing valuables and important documents
- Engineered hardwood flooring throughout in Pebble Oak or Beachside Oak (except 2nd level townhomes)
- Sleek roller shades on all windows ensure privacy
- Robust quality of 6" flat-stock baseboards and 2.5" flat-stock door trim

TASTEFUL KITCHENS

- Premium stainless steel appliances include:
 - 36" Bosch Benchmark™ Series integrated French-door refrigerator
 - 30" Wolf gas cooktop
 - 30" Bosch 800 Series speed combination oven
 - 24" Bosch integrated dishwasher
 - 30" Faber chimney-style range hood fan
 - 24" Marvel high-efficiency, dual-zone wine fridge
- Cabinetry is 3 panel-door style, custom stained: rift-cut white oak in Caramel or quarter cut ash veneer in Alpine. Soft-close hardware keeps life quiet, and birch veneer interiors feature dovetail construction

- Full-height pantries provide plenty of storage (select homes)
- Solid quartz countertops in Arctic White
- Hansgrohe Metris high-arc faucet with dual spray
- Polished slab backsplash in White Piracema granite or Morning Dawn marble
- Kruger double-bowl, under-mount sink stainless steel with in-sink disposal
- Recycling unit under sink with two pull-out bins
- Recessed pot lighting overhead enhanced by LED pucks under cabinets

ELEGANT BATHROOMS

ENSUITES

- Cabinetry is 3 panel-door style, custom-stained: rift-cut white oak in Caramel or quarter cut ash veneer in Cacao. Soft-close features keep it quiet, clean, and uncluttered, while birch veneer interiors feature dovetail construction
- Stone countertops in Arctic White
- Hansgrohe Metris widespread vanity faucet in chrome
- Freestanding, oval-shaped one-piece tub (some plans) or Simplicity Pure tub with marble tiled apron
- Marble floor and tile surrounds for tub and shower in Smoked Grey or Crema Fedora
- Duravit under-mount sink
- Walk-in shower with chrome Hansgrohe Raindance hand shower and rainhead shower (some plans)
- Hansgrohe Raindance chrome showerhead in tub/shower combinations (some plans)
- Soaker tub with chrome Hansgrohe Metris spout
- Frameless glass shower enclosure

- Medicine cabinet with wood veneer accent shelving
- Caroma Somerton Smart dual-flush toilet
- Kartners towel bar, tissue holder, and other bathroom accessories in polished chrome

MAIN BATH

- Duravit under-mount sink
- Marble floor and tile surrounds both the bathtub and shower in Smoked Grey or Crema Fedora
- Hansgrohe Raindance chrome showerhead in tub/shower combinations (some plans)
- Caroma Somerton Smart dual-flush toilet
- Kartners towel bar, tissue holder, and other bathroom accessories in polished chrome

POWDER ROOM

- Feature wall mosaic of Bianco Carara marble tile, chevron pattern in white
- Vanity has above-countertop sink
- Caroma Somerton Smart dual-flush toilet

GREEN INITIATIVES

- Breathe easier: Improved indoor air quality with low VOC paints and flooring throughout
- Smart Location: pedestrian-friendly community with easy access to transit; efficient site-planning for compact housing; and a diverse range of housing/floor plan types
- Water conservation: low-flow toilets, showerheads and faucet aerators, as well as drought-tolerant landscaping
- Energy conservation: high-efficiency domestic hot water, heating and cooling systems; energy-efficient lighting in common areas; Energy Star® windows, refrigerator, dishwasher and clothes washer
- Reduced emissions: charge your electric vehicles with pre-wired power for select parking stalls in the underground garage
- Recycling program: recycling facilities for residents; recycled materials used in construction; demolition material and up to 75% of construction waste recycled
- Extra-green efforts: native plantings to reduce the need for pesticides and fertilizers; erosion control and vegetation safeguards; soil control and bulk excavating to reduce site disturbance; and environmental workshops with trades and suppliers

CONNECTED & CONVENIENT

- Parks, beaches, transit, groceries and numerous other amenities and services within walking distance
- Telus Future Friendly Homes® come technology-ready with the Telus Smart Hub for easy and secure WiFi connectivity and Internet access, CAT5e wiring and multiple pre-wired connections for high-speed cable and Internet
- Complimentary Telus TV and High-Speed Internet for one year
- Secure bicycle storage room
- Storage locker for each home in the underground garage

EXTERIOR FEATURES

- Contemporary design by the innovators at Arno Matis Architecture Inc.
- Construction by Marcon — one of the province's leading builders, with over 10,000 homes in their portfolio and 32 years of expertise
- Oversized Low-E2 glazed windows to optimize sunlight, fresh air and views
- Generous patios, decks and terraces to extend your living space outdoors
- Quality contemporary materials including full height glazing and offset balconies to maximize natural light
- Secure, well-lit underground parking with emergency safe stations, fob and key access and video surveillance
- Secure lobby with video surveillance, enterphone with security camera, and fob and key access
- Programmable elevator to restrict floor access
- State-of-the art fire protection system features centrally monitored sprinklers and smoke detectors in every home
- Comprehensive new home warranty including two years for materials, five years for building envelope and ten years for structural components
- Marcon's dedicated, after-sale customer service team makes living in your home enjoyable and carefree

The material provided herein is for general informational purposes only and is not intended to depict as-built construction designs. The Developer reserves the right in its sole discretion to make modifications or changes to the building design, floor plans, project designs, specifications, finishes, features and dimensions. Renderings are artistic concepts only. Square footages are approximate and have been calculated from architectural drawings. Actual final dimensions following completion of construction may vary from those set out herein. E & O.E. Marcon Thrift (GP) Ltd.

GOOD COMPANY

Buildings define us. All of us. After all, we spend the majority of our lives inside a building of one sort or another. So, the better a building is, the better our lives can be.

That's our calling and our passion - to build great buildings. Buildings that contribute to improving your quality of life. Since 1985, we've built over 10,000 homes and we plan to continue for generations to come.

Modern and memorable design. High quality construction. Thoughtful green initiatives. An exceptional after-sale Customer Care Program. These cornerstones help define the life you can live in a home we build for you - one with peace of mind and pride of ownership. You can rest assured knowing that you are in good company.

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