

## the location

- Situated in quiet Balsam Creek, backing protected greenbelt in this established executive neighborhood you will discover the most recent addition to this quaint community.
- This gated community of limited collection West Coast Modern Contemporary Residences featuring asymmetrical roof lines, organic rock features, and warm woodgrain finishes completes the Balsam West Landscape.
- Natural Landscaping to create effortless greenspaces.
- Privacy focused positioning for each unit on the property with added tree and shrub screening.
- Nature at your door!
  - Enjoy the trails of Maple Ridge Park, Picnic at Cross's Cabins Park, Fishing in Alouette River or take your dog to the off-leash dog park, all just blocks away from your luxury lock and leave residence.
  - A short drive, or bike ride, and your enjoying the beach at Golden Ears Provincial Park.
- Maple Ridge Amenities minutes away!
  - All levels of Schooling are close-by
  - Maple Ridge's Shopping Mall and Food Centers within 5 Km.
  - Located in central Maple Ridge, off 232 Street, means Abernathy Connector and access to Langley or Surrey is a short drive away.

## a design for everyone

- Each 3 or 4 bedroom unit has been designed with a focus on elegant family living and timeless design. With 10 foot high ceilings on the main floor and 9 foot tall basements the spaces are large and expansive.
- No end of natural sunlight in the living areas as each unit uses extra wide, extra tall, custom sliding doors to bring the outside in.
- Choose your colour scheme between the warm beiges of Gold Creek or the timeless tones of Rivers Edge.
- Choose your hardware colour scheme with choices in matte black, brushed nickle, brushed gold or white for all lighting, plumbing and cabinetry knobs.
- A design for all! Choose your design with some units with workshops or extra bike or vehicle storage, some walk out basements, some with wet bar options, some with laundry rooms upstairs, some with large mud rooms. 5 floor plans to choose from.
- Large walk in closets with drawers and single and double hang closet design.
- Relax by your 46" wide Modern Linear fireplace surrounded by large scale 18"x36" Italian Tile accented with stainless trim.
- Flooring by Jordans Carpets, with wide plank laminate flooring throughout the main living, kitchen, foyers. Quality Carpet by Mohawk Continuum, installed by Jordans Carpets.
- Designer Tile layouts featuring 12x24 large format tiles for walls and floors from local suppliers Julian Tile and Ames Tile and Stone.
- Side by side two car garages complete with a polyaspartic concrete floor coating and HandiWall Storage wall completed by West Coast Dream Garage.

## the quality construction

- 25 years of experience using local, quality trades in all facets of our construction process.
- Complete Cement board exteriors with Rainscreen technology surround all sides of this modern architecture.
- Wood Grain Soffits, accenting pot lighting and architecturally featured wall sconces frame your entrance.
- Real Stone chimney accents.
- Natural gas BBQ hook ups
- Concrete Patios
- Contemporary 4 lite entrance doors with modern lever handsets by Weiser.
- Expansive 12 foot wide x 8 foot tall sliding doors, by West Coast Design Windows Ltd. flood the interior with natural sunlight. Features include a 4-point locking system, elevated stainless steel rail and 4 stainless steel casters for effortless operation, Welded Virgin UPV Vinyl frames and sash, complete with sliding screen.

## our energy focus

- Complete forced air heating, ventilation and air conditioning in each home.
- Large double-glazed windows throughout.
- Insulated Garage Doors.
- Hot Water on Demand tankless hot water system in each unit
- Feature lighting includes all LED fixtures for lower energy consumption
- Each side x side Roughed in electric car chargers in each garage

## chef's kitchens

- Complete built-in Jenn-Air Stainless Steel Appliance Package featuring
  - 42" built-in Fridge with integrated filtered water dispenser and ice maker
  - Jenn-Air Wall oven
  - Jenn-Air 36" Gas Cooktop
  - Jenn-Air Dishwasher
  - Built-in Panasonic microwave with trim kit
  - 36" streamlined hood fan.
- Sleek and contemporary 2 toned designer kitchen flat-panel cabinetry with soft close drawers and choice pulls.
- Built in wine display cabinet.
- Tall pantries in all kitchen for added storage
- 4' Extra deep kitchen islands\* all with Luxury Series Cambria Quartz countertops.
- Caesarstone Quartz perimeter backsplashes and countertops.
- Under cabinet lighting
- Premium 9" deep Kohler undermount equal bowl stainless sink complete with stylish Delta Trinsic Faucet with Pull Down magnetic Faucet and Garburator

## timeless bathrooms

- Enter your ensuite through the gentle glide of your barn door hardware avoiding the nuisance of door swings into this relaxing retreat.
- Timeless Calcutta Gold Matte Ceramic Tile surrounds your oversized 3 foot x 5 foot\* walk in shower and behind your freestanding full size bathtub.
- Inside your frameless 10 mm glass shower enclosure you will be able to choose between the soft soak of the rain head or the direct stream from the fully adjustable slide arm shower head.
- Lighting the ensuites are functional pot lights over the showers, beautiful vanity lights and a little sparkle over the bathtub.
- The powder room enjoys more elegance with a center pendant light, flat-polished mirrors to the ceiling, your choice of coloured fixtures in brushed gold, chrome, or black. The elegant Kohler wading pool sink completes this class act.
- The modern fixtures, supplied by Canadian Corporation, Riobel, are coupled with the proven reliability of low flow Kohler toilets and basins in each suite.
- Enjoy organic design with wood grain custom cabinetry, soft close drawers, and subtle Caesarstone countertops and backsplashes throughout.

## CONFIDENCE AND SECURITY

- E11even on Cross is a gated access executive townhouse community.
- Wired Smoke Detectors and individual fire sprinkler system in each unit
- Prewired security system throughout each unit
- Door hardware is equipped with the 4 point multipoint locking hardware
- Lighting throughout the common area spaces and roadways and at each unit for maximum visibility.
- Rainscreen technology throughout the exteriors of the development
- Comprehensive 2-5-10 year home warranty protection with National Home Warranty.

## optional upgrades

- Upgrade laminate and carpet flooring in your areas of choice with Engineered Hardwood
- Upgrade your lighting packages
- Customize your Townhome



**THE HUBER TEAM**

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