

[illegible]

MAIN FLOOR S.

Ad. No.	
Year	1997-98
Unit	Mathematics
Page	1

Residential
electrical
consulting
marque trompeuse
$$\frac{\text{cost of goods sold}}{\text{sales}}$$

604.9735-42003

1000

 $\Delta T_{\text{eff}} = \frac{\Delta T}{1 + \beta}$ 

KOERS & ASSOCIATES
Consulting Engineers
ENGINEERING LTD.

CLIENT
FAIRWINDS

PROJECT
ROCKCLIFFE BARE LAND STRATA DEVELOPMENT

TITLE
LOT DIMENSIONS

APPROVED
SCALE 1:1000

DATE
OCT. 22, 2007

JOB No.
9919

DWG No.
9919-093-108

FAIRWINDS



DRAFT

- NOTES:**
1. LOT DIMENSIONS AND AREAS ARE PRELIMINARY AND SUBJECT TO CHANGES DURING SITE SERVING, BUILDING, AND PIN LOCATIONS AT POSTING BY B.C. LAND SURVEYOR.
 2. ALL DIMENSIONS ARE IN METRES EXCEPT AREAS ARE IN SQUARE METRES.
 3. A= MEANS PROPERTY FRONTAGE ARC LENGTH.



3457 BRADNER CIRCLE

Reasons to consider this home:

Exterior walls are wrapped in Typar weather barrier and the roof is covered with GAF Armour weather barrier.

2' x 6" exterior framing.

Energy efficient tested.

Hardy plank siding.

Westcoast fir wood framed windows with Argon gas and tint and wind out opening side windows for ventilation.

Equipped with magnetic screens on opening windows for ease of removal.

Manual deployed window shades on main rooms and pleated shades in bedrooms and bathrooms.

All custom cabinetry and interior doors are solid end grain fir and stained with a dark finish, no slam doors, pull outs and spice racks.

Heated tile floors in foyer and bathrooms with wall mounted thermostat.

Built in speaker system in great room , dining room and out door patio area.

Built in wine cooler in kitchen.

Built in VIKING "Professional Series " s/s fridge side by side and lower freezer section.

Full gas stove and oven by VIKING "Professional Series "

Built in VIKING "Professional Series" dishwasher.

Viking s/s over counter air ventilation.

Strategically located pot lights throughout entire house.

Up graded quality blown glass dining room fixture.

Upgraded eating nook and island bar fixtures.

Natural gas fireplace with natural stone surround and remote controller and thermostat

High end LG front end loading washer and dryer with over head cabinets, hanger bar and s/s sink.

Soft water treatment system.

Heat pump.

Electric forced air furnace mounted under floor in crawl space.

Exterior access door from garage.

Fully covered patio seating area with sky light.

Double car garage with two doors and one remote entry switch.

Double glassed framed French doors off eating nook leading onto back patio.

Double glassed framed French doors from foyer to dinning room.

2-5-10 Home Warranty. (transferable)

Under counter lighting.

His and Hers walk in closets in Master bedroom with

Vaulted ceiling .

100 sq ft loft storage with pull down stair accessible from garage.

2 – out door natural gas BBQ outlets.

Large separate shower with oversized soaker tub in Master ensuite.

Custom closet organizers in all closets.

Slow close lids on all toilets.

Upgraded high quality hand hewn Hickory engineered flooring.

Fully landscaped gardens with mature trees and shrubs.

Fenced side yards with neighbor gates and cedar pergolas.

Walk in Pantry and butler sink.

Full irrigation with timer

Large kitchen island with seating for 4.

Silistone counters in kitchen and bathrooms

3 minute walk to Fairwinds Community Center and indoor pool.

Miles of walking and hiking trails just off the front door.

Fairwinds Golf Club 5 minute drive.

Schooner Cove Marina 10 minute drive.