

Sparrowhawk Avenue Homes

Design and Location

- Ideally located in the heart of the new waterfront community of Royal Bay
- Generous fifty-foot-wide lots, with east facing rear yards
- All homes backing onto peaceful Meadow Park
- Partial ocean views of the Strait of Juan de Fuca
- Classic architecture to stand the test of time
- Heated double garage

Building Details

- 10-year new home warranty
- durable cement-fiber board siding and panels for durability, efficiency, and appearance
- Exposed aggregate driveways and paths
- Exposed aggregate rear patio plumbed for natural gas and ready for your barbecue
- Abundant exterior lighting for safety and security
- Front yards landscaped and including an irrigation system
- Heritage style front door
- Nine foot ceilings on the main level
- Expansive windows for maximum natural light
- High quality laminate flooring on the main level
- Wall-to-wall carpet on stairs and in the bedrooms
- Direct vent natural gas fireplace
- Gas roughed-in behind the range
- Built in vacuum roughed-in. Vacuum not included

Kitchen

- Designer cabinets with soft close drawers
- Double stainless-steel under-mount sink
- Selected quartz counter tops
- Stainless steel fridge, dishwasher, and over the range microwave oven
- Vacpan vacuum outlet pre-plumbed
- Tiled kitchen backsplash

Bathrooms

- Quality tile flooring
- Programmable heated floor in the master ensuite
- Double master ensuite sink, in some homes
- Quartz bathroom counters
- Fiberglass tub surrounds
- Stand-alone soaker tubs, in some homes
- Separate showers with tile surround, in some homes
- Large vanity mirrors
- Designer porcelain sinks

Energy Efficiency & Security

- High efficiency gas-fired tank-less hot water
- Energy efficient forced air central heating
- Inter-connected AC smoke and CO detectors
- Pre-wired for high speed internet and cable

Included Appliances

- Whirlpool fridge with ice maker- WRF535SMHZ
- Whirlpool slide in electric range with front controls - YWEE745H0FS
- Whirlpool heavy duty s/s dishwasher - WDF330PAHS
- Whirlpool over the range microwave hood fan combination - YWMH31017FS
- Washer and dryer not included