

# the coral

AT ROYAL BAY



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## INFORMATION PACKAGE

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GABLEcraft HOMES™



## LEGEND

- 10 Lot Number
- M Floorplan Name
- Fire Hydrant
- Catch Basin
- SH Show Home
- 5 Building

C - Caledonia	L - Lansdowne
E - Elkhorne	P - Pillar
I - Isla	PB - Pillar B
IB - Isla B	R - Reef
K - Kingsman	S - Starlet

## CIVIC ADDRESS

255 Caspian Drive  
Royal Bay  
Colwood, BC V9C 3E3

## Your Home

- Designed by award-winning Integra Architecture who have over 20 years of experience creating high-quality homes
- Traditional architecture featuring seaside-inspired exteriors, covered front entries, and shingle accents
- Townhomes feature spacious living areas, 2 or 3 bedrooms, and built-in garage
- Enjoy the sunny outdoors comfortably with a second-floor balcony or walkout patio and private garden space
- Attractive outdoor green space including lush deciduous and evergreen foliage
- Wood fencing, entry gates, and pathway lighting (select units)
- Professionally landscaped yards with poured concrete pathways and patios

## Inviting Interiors

- Elegantly designed interiors by Dexter Dolores Interiors, which feature attention to detail, texture, and quality materials
- Your choice of two professionally selected interior colour schemes
- High quality engineered vinyl plank flooring throughout the main living areas
- Stairs and upper-level bedrooms feature durable and comfy carpeting
- Open and spacious 9' ceilings on the main floor with bright windows
- Convenient powder room on the ground or main floor
- Walls, baseboards, headers and casing all painted with high quality, low VOC paint

## Gourmet Kitchens

- Stainless-steel appliance package with gas range for the home chef
- Polished engineered stone countertops creating beautiful and functional prep space
- Beautiful, tiled kitchen backsplash illuminated by under cabinet lighting
- Modern kitchens feature slab cabinets, soft-closing hardware, and matte black cabinet pulls
- Recessed pot lighting to illuminate the kitchen comfortably
- 30" extended single bowl undermount sink for easy cleanup
- Moen® high-quality single-handle polished chrome faucet

## Beautiful Bathrooms

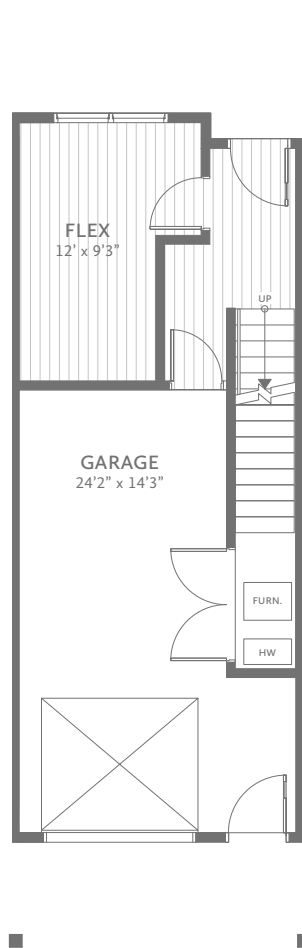
- Primary ensuite comes with modern acrylic rectangular shower base and framed tempered glass
- Sleek and modern 60" x 30" acrylic drop-in tubs in the main bathroom
- Modern slab cabinets with brushed matte black cabinet pulls
- All bathrooms feature sleek 12"x24" tile flooring and 4"x16" tile bath and shower surrounds
- Long-lasting high-pressure laminate countertops
- Moen® high-quality polished chrome faucets
- High efficiency, ultra-low consumption toilets

## Thoughtful Conveniences

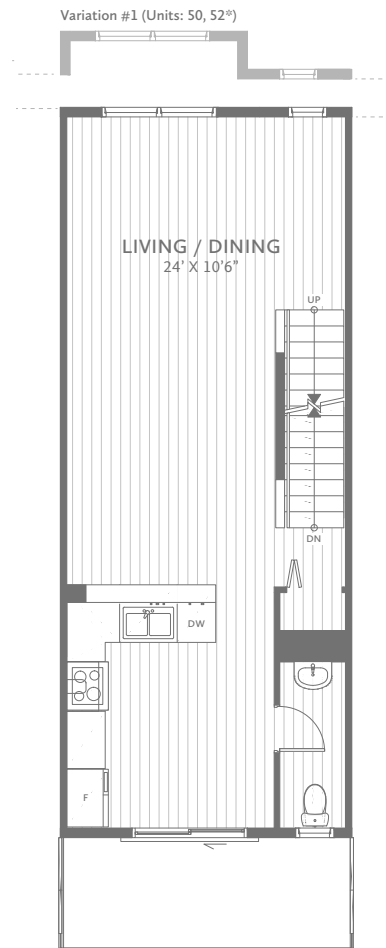
- Smoke and carbon monoxide detectors hardwired for your protection
- Fire sprinkler system to safeguard your home
- Easy and flexible white wire shelving in closets and pantry
- High-efficiency Whirlpool® washer and dryer
- Hot water on demand for comfort and efficiency
- High-efficiency forced-air natural gas furnace

## Useful Upgrades

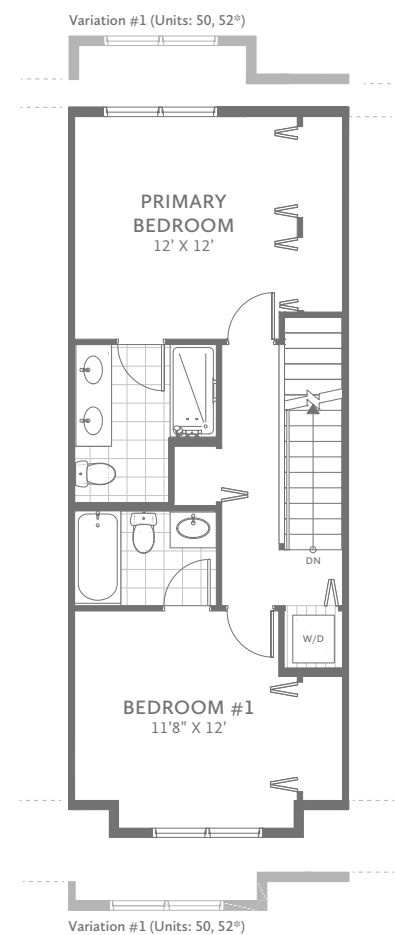
- Designer lighting and plumbing package to complement a coastal-industrial theme, including upgraded matte black light fixtures, rain-shower shower head, and premium kitchen faucet
- Engineered stone bathroom countertops for a high-quality finish
- Primary ensuite frameless glass shower door for an elegant bathroom
- Spa-inspired 12" x 24" tile surround in shower and bath areas
- Primary ensuite heated flooring for consistent warmth
- KitchenAid® Tier 2 appliance package for an elevated kitchen
- Bevel shaker cabinets for a crafted kitchen and bathroom design
- Electric fireplace living room feature with modern surround and glass mosaic tile
- Roller shades or faux wood blinds package to manage sun and privacy



**GROUND**  
256 sq ft



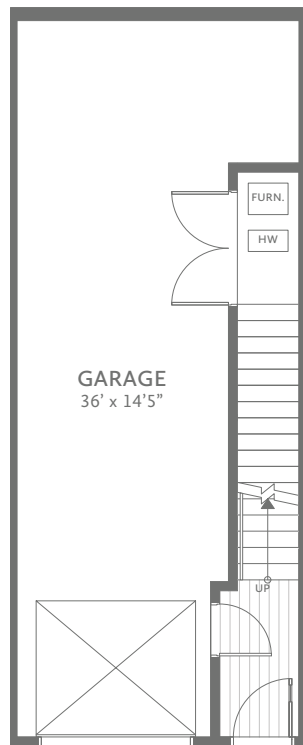
**MAIN**  
576 sq ft



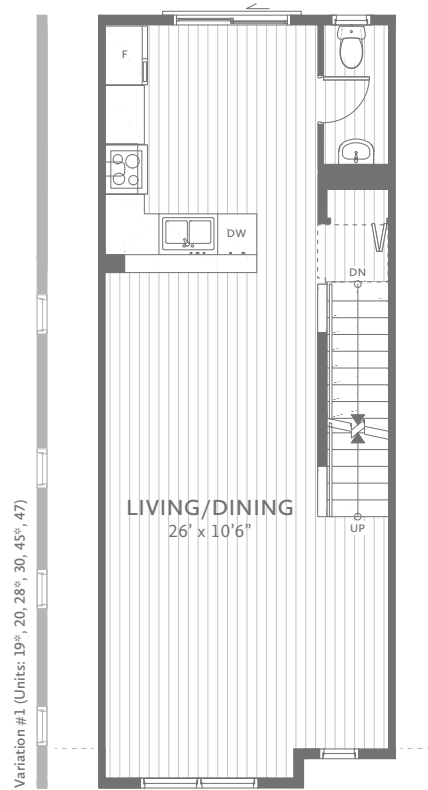
**UPPER**  
592 sq ft

\*Mirror Image of Plan

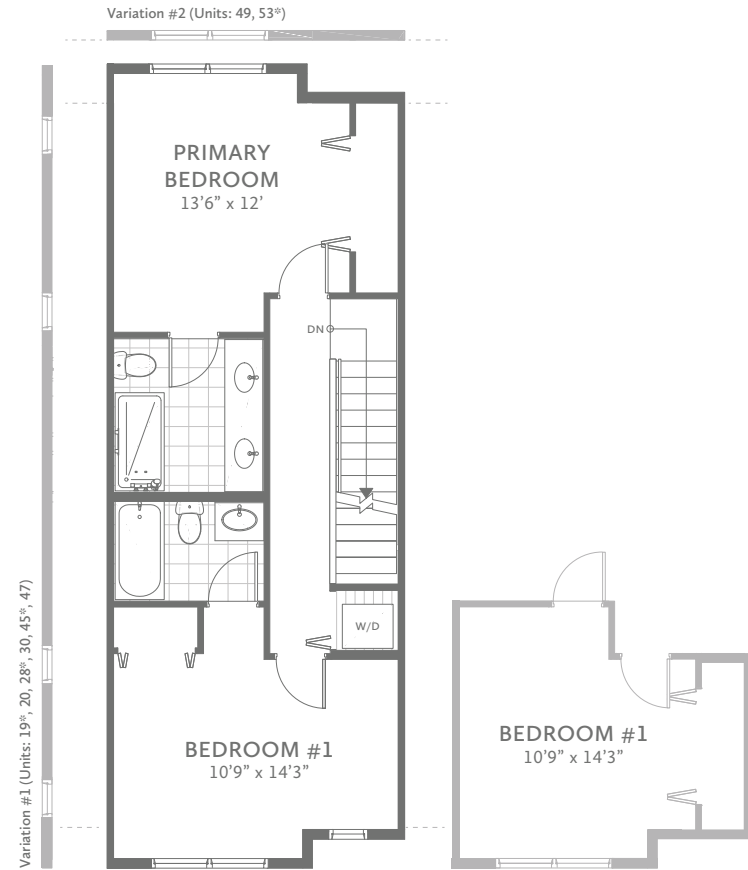




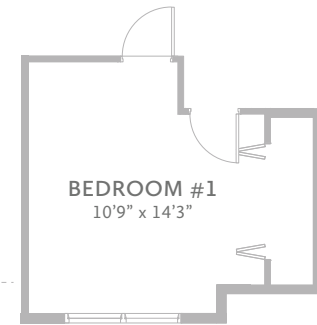
**GROUND**  
118 sq ft



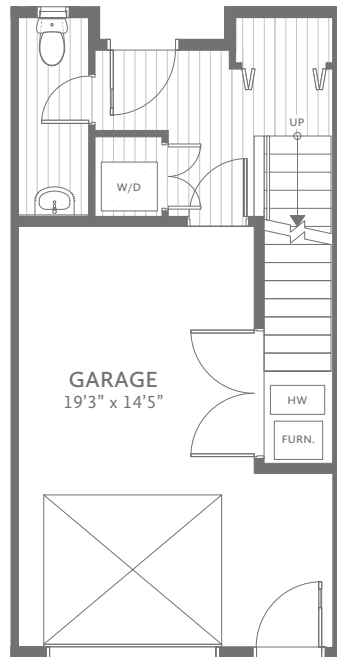
**MAIN**  
581 sq ft



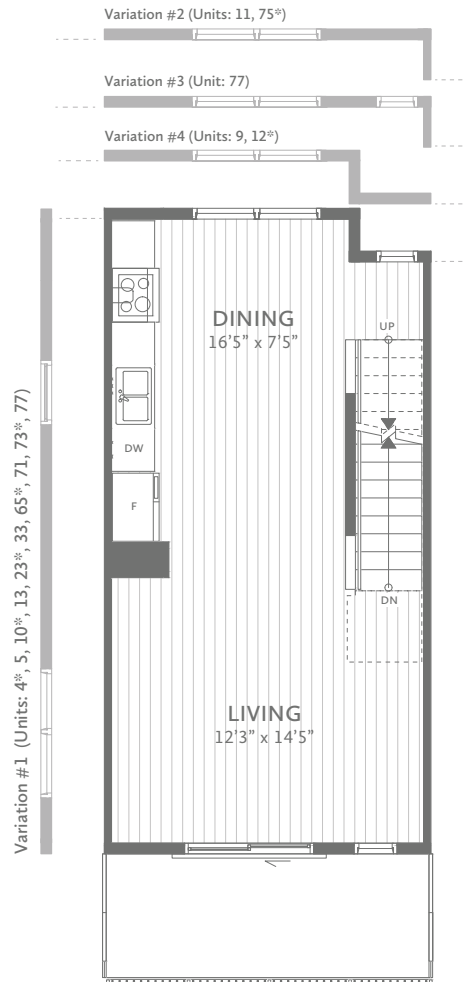
**UPPER**  
603 sq ft



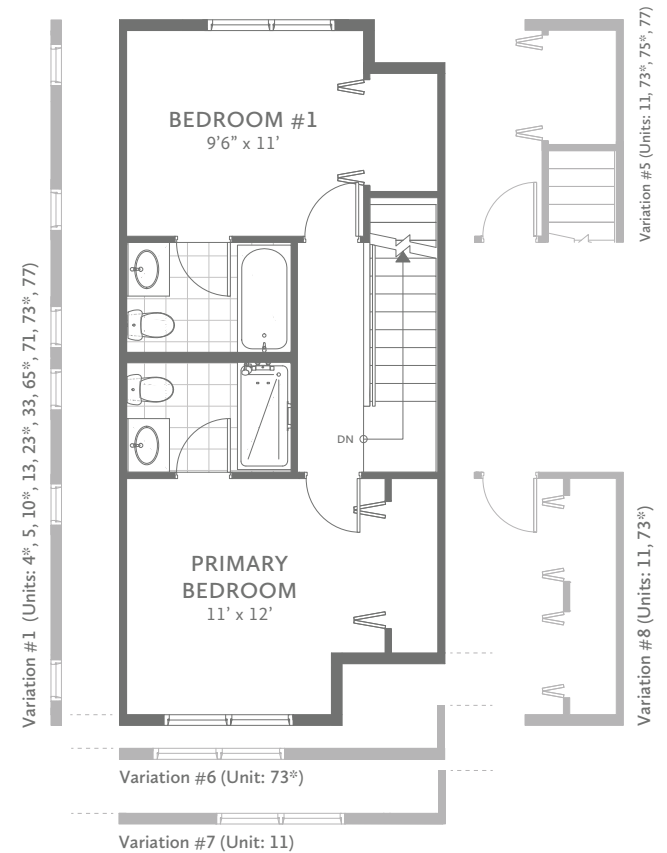
\*Mirror Image of Plan



GROUND  
183 sq ft



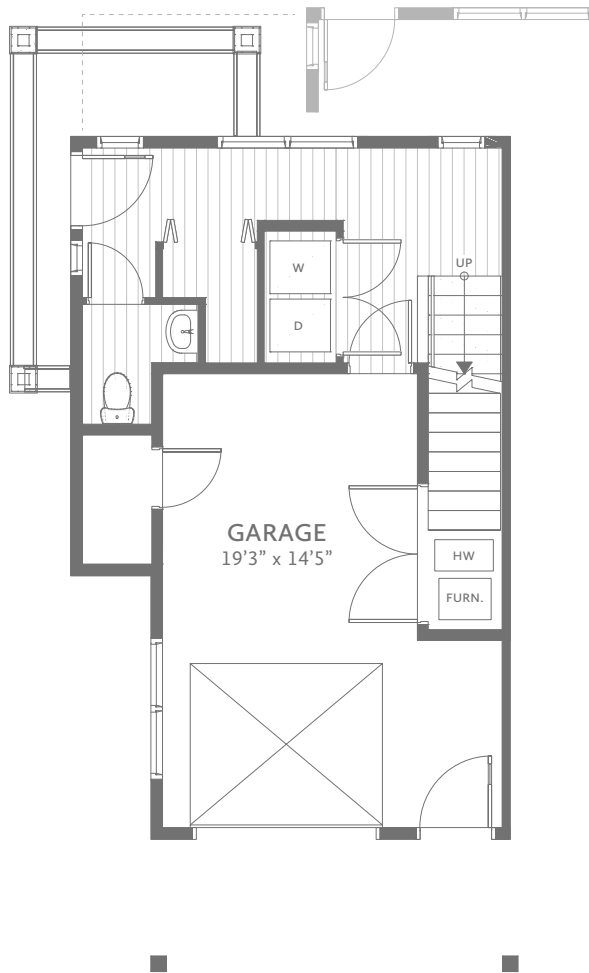
MAIN  
441 sq ft



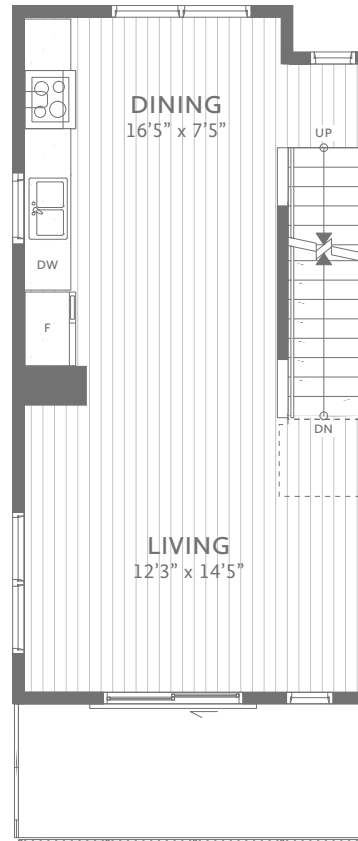
UPPER  
474 sq ft

\*Mirror Image of Plan

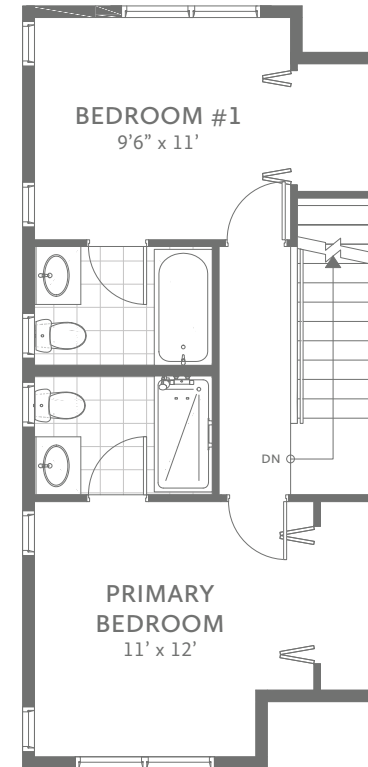
Variation #1 (Unit: 7\*)



**GROUND**  
260 sq ft

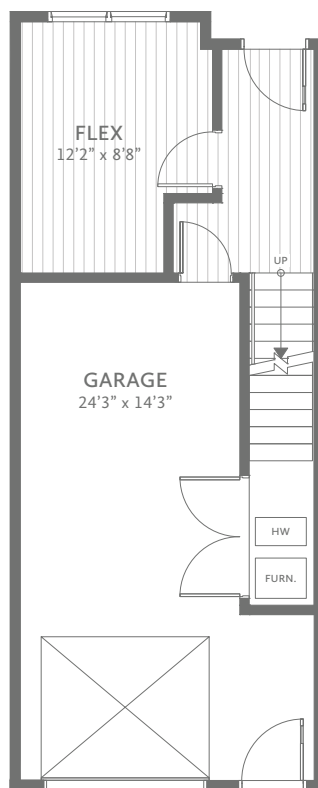


**MAIN**  
453 sq ft

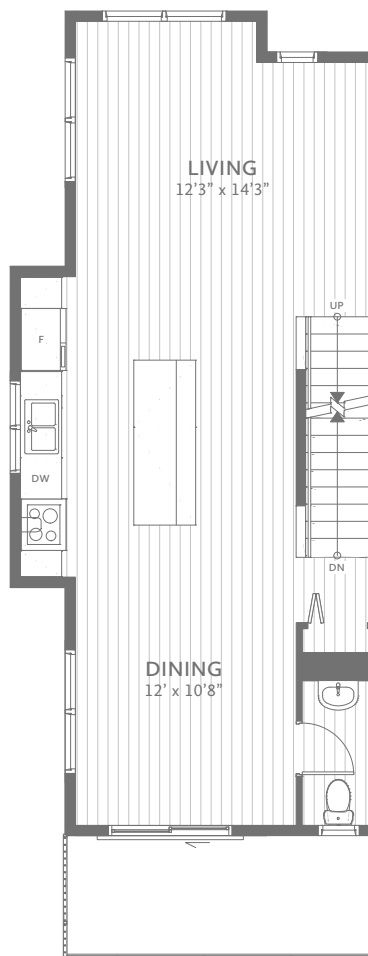


**UPPER**  
481 sq ft

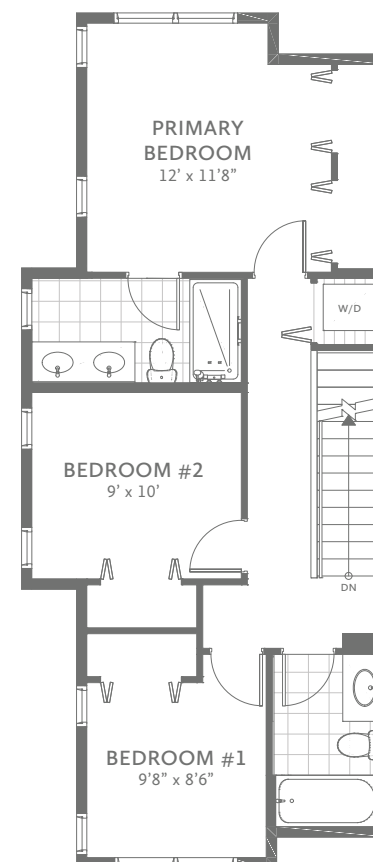
\*Mirror Image of Plan



**GROUND**  
256 sq ft



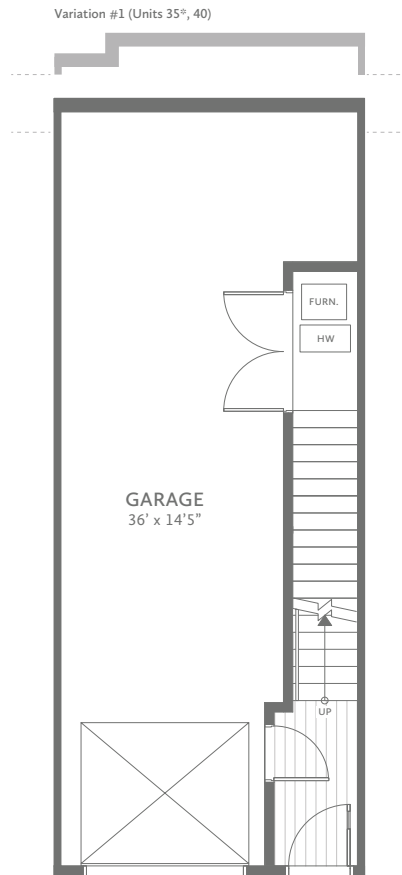
**MAIN**  
637 sq ft



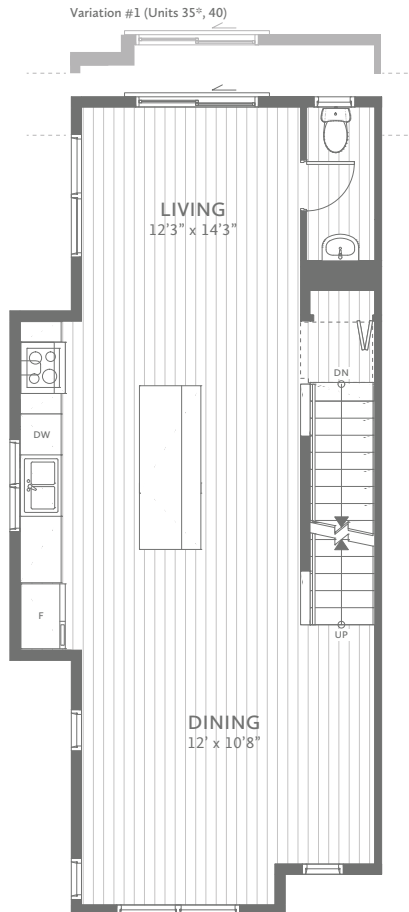
**UPPER**  
652 sq ft

\*Mirror Image of Plan

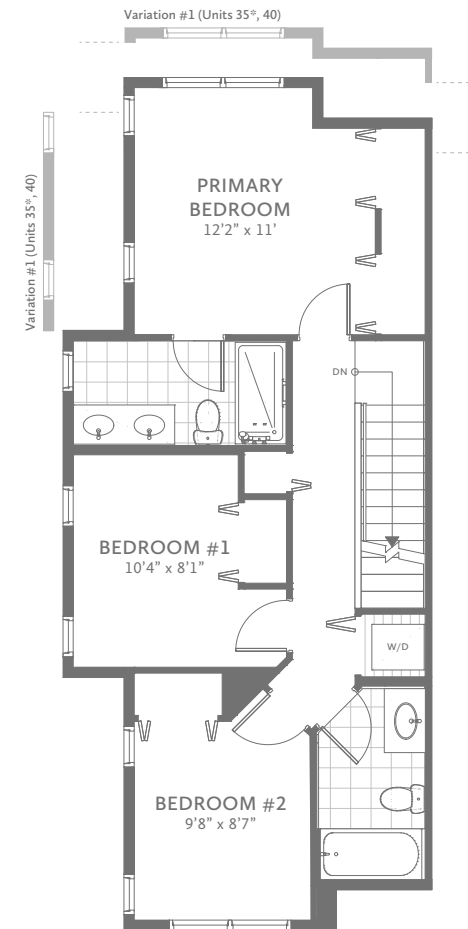




**GROUND**  
118 sq ft

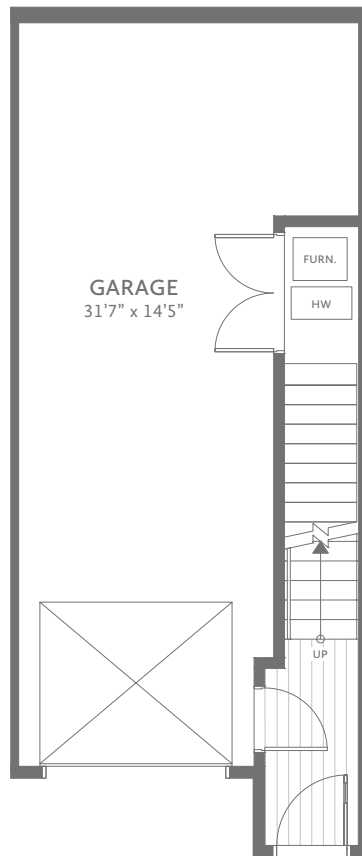


**MAIN**  
624 sq ft

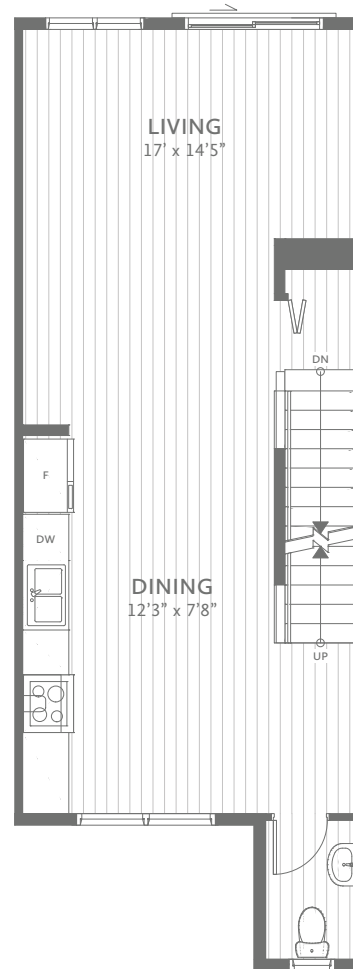


**UPPER**  
646 sq ft

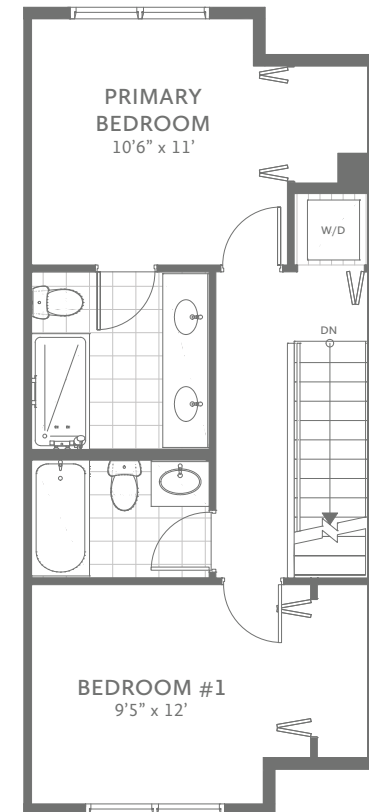
\*Mirror Image of Plan



**GROUND**  
114 sq ft



**MAIN**  
559 sq ft



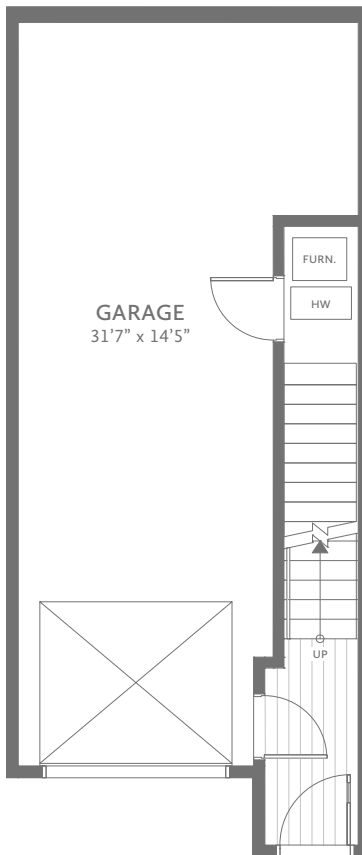
**UPPER**  
511 sq ft

*\*Mirror Image of Plan*

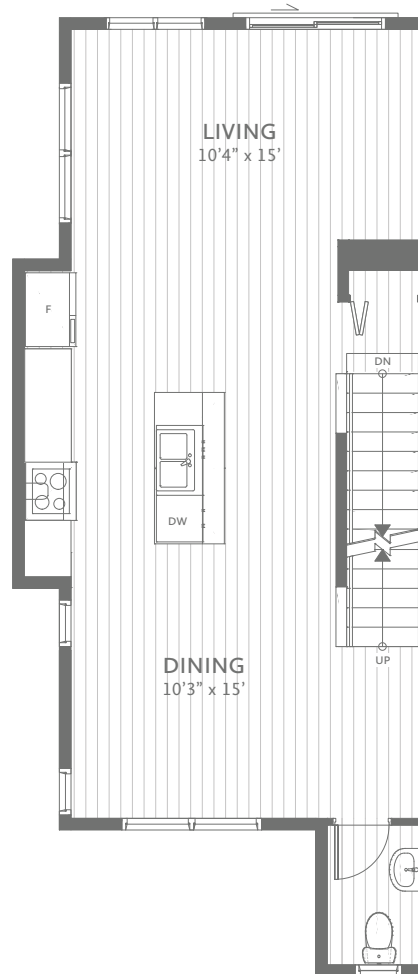
## Pillar - B

Units: 36\*, 39

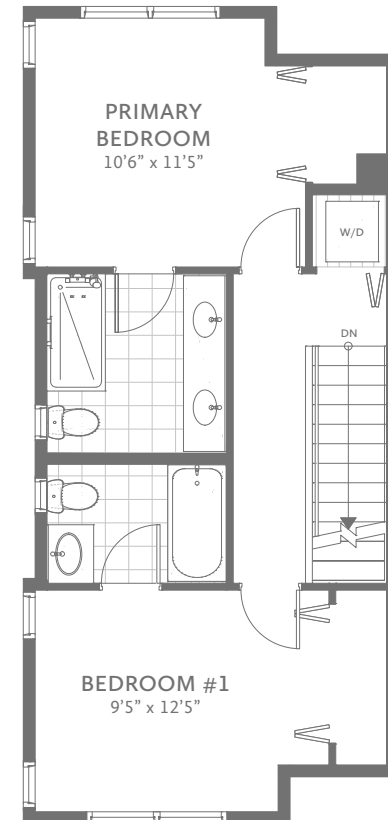
1,248 sq. ft



**GROUND**  
114 sq ft

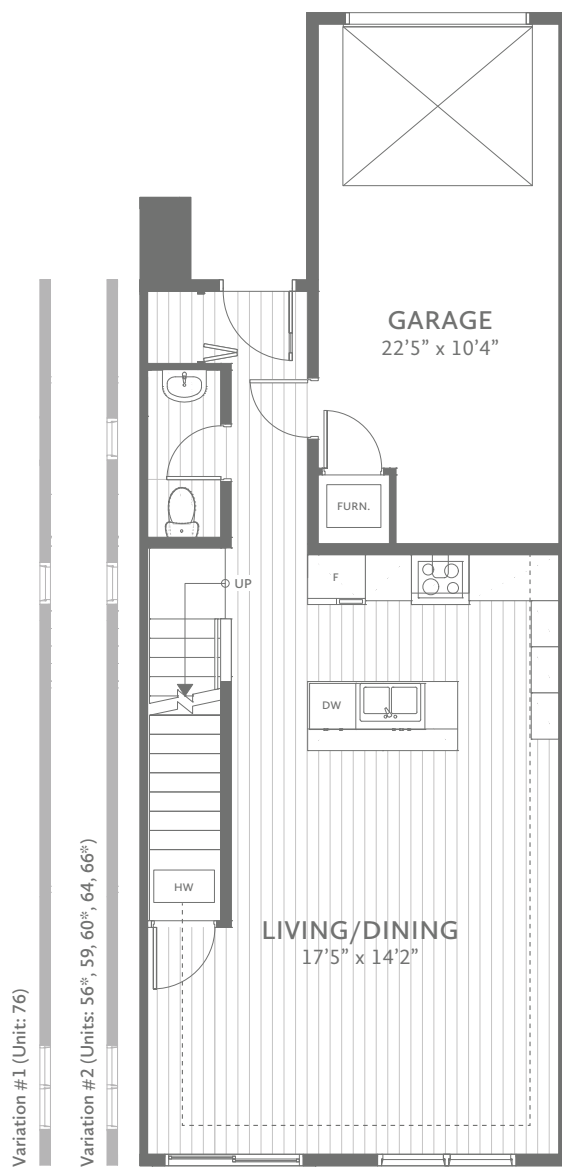


**MAIN**  
611 sq ft

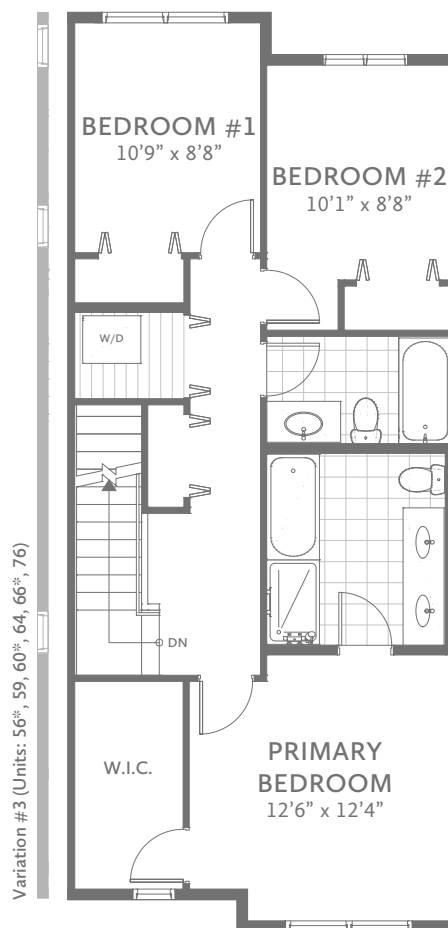


**UPPER**  
523 sq ft

*\*Mirror Image of Plan*



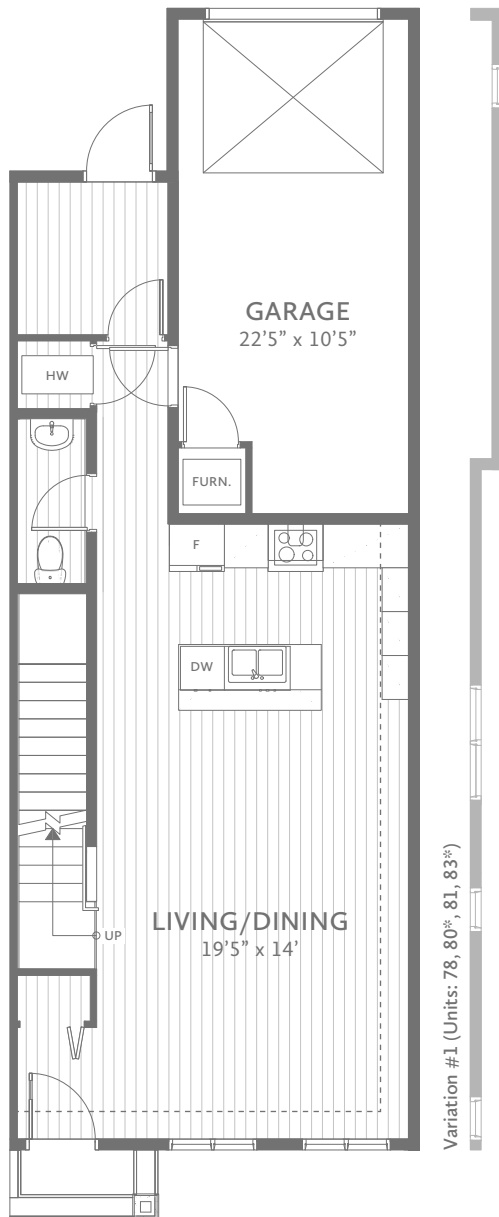
**MAIN**  
591 sq ft



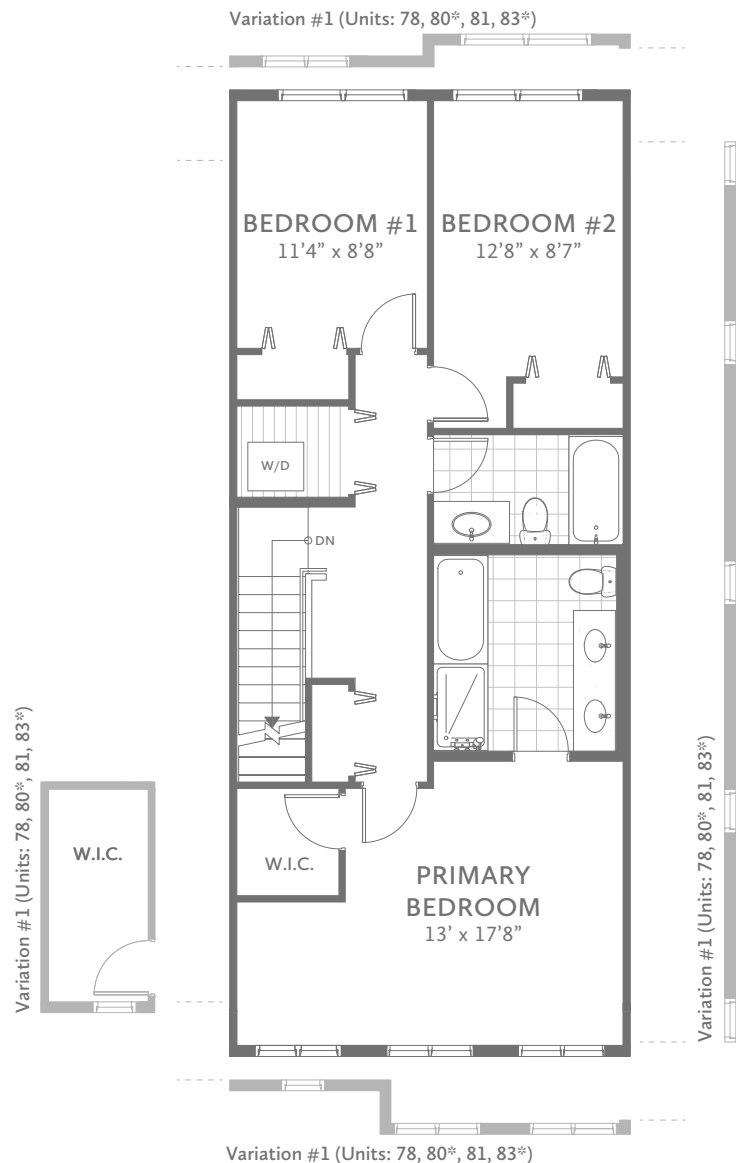
**UPPER**  
775 sq ft

\*Mirror Image of Plan





**MAIN**  
646 sq ft



**UPPER**  
753 sq ft

\*Mirror Image of Plan



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# Interior Finishes & Upgrades

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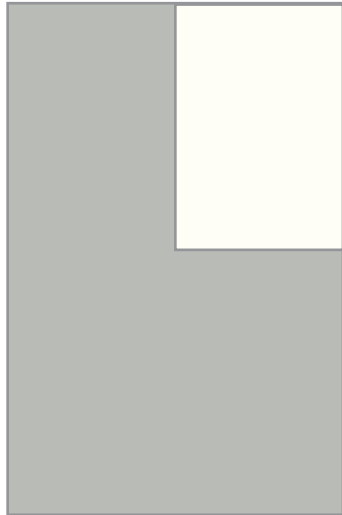
GABLEcraft HOMES™

# Scheme Board

*NOTE: Colours appear distorted in digital and print. See HomeStore for samples.*



## BOULDER

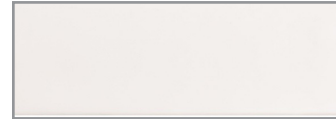


### Cabinets:

Kitchen Upper & Baths  
White Matte  
Slab (S) or Bevel (U)

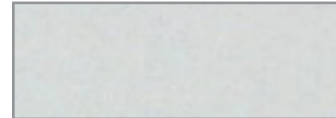
### Cabinets:

Kitchen Lower, Tall & Island  
Matte Shadow  
Slab (S) or Bevel (U)



### Backsplash

Natura Frost Matte 2x9"  
Kitchen (S)



### Surround Tile

Silver Grey Bright 4x16"  
Bath (S)

### Interior Schemes By: Dexter Dolores Interiors

(S) - Standard

(U) - Upgrade



### Floor/Surround Tile

Wide Vapour 12x24"  
Bath Floor (S) & Surround (U)



### Interior Paint

Silver Satin



### Trim Paint

Decorator's White



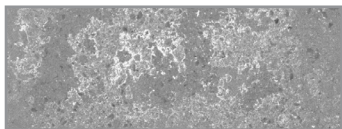
### Vinyl Plank Flooring

Playa Chesterman  
Main Living Areas (S)



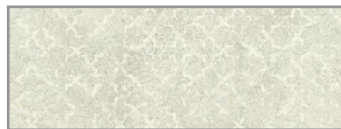
### Glass Mosaic

Onix Hex Statuario Matte 1x1"  
Fireplace (U)



### Engineered Stone Countertop

Satin Concrete  
Kitchen (S) & Bath (U)



### Laminate Countertop

Gesso Tracery  
Bath (S)



### Carpet

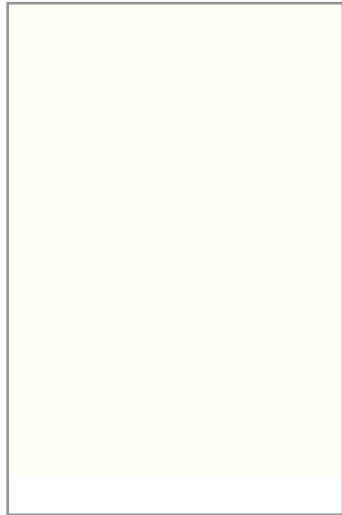
Seascape Clearwater  
Bedrooms, Upper Level & Stairs (S)

# Scheme Board

*NOTE: Colours appear distorted in digital and print. See HomeStore for samples.*



## ANCHOR

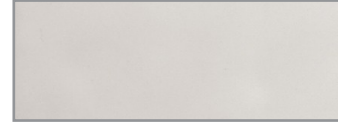


### Cabinets:

Kitchen & Baths

White Matte

Slab (S) or Bevel (U)



### Backsplash

Natura Cloud Matte 2x9"

Kitchen (S)



### Surround Tile

Arctic White Bright 4x16"

Bath (S)

### Interior Schemes By: Dexter Dolores Interiors

(S) - Standard

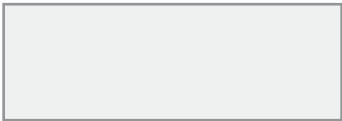
(U) - Upgrade



### Floor/Surround Tile

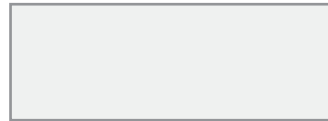
Wide Vapour 12x24"

Bath Floor (S) & Surround (U)



### Interior Paint

Decorator's White



### Trim Paint

Decorator's White



### Vinyl Plank Flooring

Playa Ocata

Main Living Areas (S)



### Glass Mosaic

Onix Hex Statuario Matte 1x1"

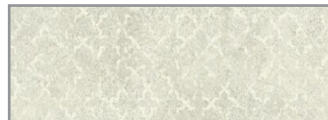
Fireplace (U)



### Engineered Stone Countertop

Polished Statuario

Kitchen (S) & Bath (S)



### Laminate Countertop

Gesso Tracery

Bath (S)



### Carpet

Seascape Clearwater

Bedrooms, Upper Level & Stairs (S)



# Appliances

## STANDARD APPLIANCES

### ■ Whirlpool® Refrigerator

Style: Stainless Steel

Features:

- French door with bottom freezer
- Counter depth
- Humidity controlled crisper
- Interior water dispenser
- Ice maker
- 20 cu. ft. capacity



### ■ Whirlpool® Gas Range

Style: Stainless Steel

Features:

- Front control range
- Frozen Bake™ technology
- Self-cleaning
- 5.0 cu. ft. oven capacity



### ■ Whirlpool® Dishwasher

Style: Stainless Steel

Features:

- 53-decibel cleaning
- Sani Rinse option
- Soil sensor
- Door mounted silverware basket
- Plastic interior



### ■ Panasonic® Microwave

Style: Stainless Steel

Features:

- 1200 watt power
- Cyclonic Wave Inverter Technology
- Genius Sensor cooking
- 1.6 cu. ft. capacity



### ■ Elica® Range Hood (400 CFM)

Style: Stainless Steel

Features:

- 400 CFM internal blower
- 4 speed options
- LED lighting
- Triple-layered mesh filter



### ■ Whirlpool® Washer

Style: White

Features:

- ENERGY STAR® certified
- Intuitive Controls
- Single load dispenser
- 5.0 cu. ft. IEC capacity



### ■ Whirlpool® Dryer

Style: White

Features:

- ENERGY STAR® certified
- Intuitive Controls
- Advanced moisture sensing
- 7.4 cu. ft. capacity



# Lighting



## STANDARD DECORATIVE LIGHTING

### Vanity Lights

Extent:  
Bathrooms,  
Powder Room  
Style: Chrome



### Ceiling Mounted Fixture

Extent: Bedrooms,  
Hallways, Living  
Area  
Style: Chrome



## UPGRADE DECORATIVE LIGHTING

### Vanity Lights

Extent:  
Bathrooms,  
Powder Room  
Style: Black Matte



### Ceiling Mounted Fixture

Extent: Bedrooms,  
Hallways, Living  
Area  
Style: Black Matte



# Plumbing

## STANDARD FIXTURES & ACCESSORIES

### ■ Bathroom Faucet

Model: Moen®  
Rizon Single  
Handle Lavatory  
Faucet

Style: Chrome



### ■ Roman Tub Faucet

Model: Moen®  
Rizon Two-  
Handle Roman  
Tub Faucet

(Select Units)

Style: Chrome



### ■ Bathtub & Shower Faucet

Model: Moen®  
Rizon Posi-Temp  
Tub/Shower

Style: Chrome



### ■ Shower Faucet

Model: Moen®  
Rizon Posi-Temp  
Shower Only

Style: Chrome



### ■ Towel Ring

Model:  
Symmons® Dia

Style: Chrome



### ■ Towel Bar

Model:  
Symmons® Dia

Style: Chrome



### ■ Toilet Paper Holder

Model:  
Symmons® Dia

Style: Chrome



### ■ Kitchen Faucet

Model: Moen®  
Tarvo Single  
Handle Pulldown  
Faucet

Style: Chrome



### ■ Framed Shower Enclosure

Extent: Primary  
Ensuite

Style: Chrome

Note: actual design  
and configuration  
varies



# Plumbing

the  
coral  
AT ROYAL BAY

## UPGRADE FIXTURES & ACCESSORIES

### ■ Bathroom Faucet

Model: Moen®  
Rizon Single  
Handle Lavatory  
Faucet

Style: Matte  
Black



### ■ Roman Tub Faucet

Model: Moen®  
Rizon Two-  
Handle Roman  
Tub Faucet

(Select Units)  
Style: Matte  
Black



### ■ Bathtub & Shower Faucet

Model: Moen®  
Rizon Posi-Temp  
Tub/Shower With  
8" Rainhead

Style: Matte  
Black



### ■ Shower Faucet

Model: Moen®  
Rizon Posi-Temp  
Shower Only  
With 8" Rainhead

Style: Matte  
Black



### ■ Towel Ring

Model:  
Symmons® Dia

Style: Matte  
Black



### ■ Towel Bar

Model:  
Symmons® Dia

Style: Matte  
Black



### ■ Toilet Paper Holder

Model:  
Symmons® Dia

Style: Matte  
Black



### ■ Kitchen Faucet

Model: Moen®  
Sleek Single  
Handle Pulldown  
Faucet With  
Power Boost™

Style: Matte  
Black



### ■ Framed Shower Enclosure

Extent: Primary  
Ensuite

Style: Black

Note: actual design  
and configuration  
varies





# Plumbing

*NOTE: Actual design and configuration varies.*

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## UPGRADE GLASS ENCLOSURE

### ■ Frameless Glass

Extent: Primary  
Ensuite

Style: Chrome

(Additional upgrade  
with chrome package)

Note: actual design  
and configuration  
varies



### ■ Frameless Glass

Extent: Primary  
Ensuite

Style: Black

(Additional upgrade  
with black package)

Note: actual design  
and configuration  
varies



# Plumbing

## STANDARD FIXTURES

### ■ Main Bathtub

Model: Maax  
Exhibit

Style: White  
Acrylic



### ■ Ensuite Bathtub & Shower Base

Model: Maax ModulR

Style: White Acrylic  
& Standard Framed  
Glass

(Select units)

Tile not applicable



### ■ Ensuite Shower Base

Model: Maax

Style: White  
Rectangular



### ■ Kitchen Sink

Model: Sonetto  
Genesis  
Collection Mega  
Basin

Style: Stainless  
Steel



### ■ Toilet

Model: American  
Standard Cadet  
Pro Elongated

Style: White



### ■ Powder Room Sink

Model: Duravit  
Happy D2  
Handrinse Single  
Hole

Style: White



### ■ Bathroom Sink

Model: Duval  
Drop-in (S)

Style: White



### ■ Bathroom Sink

Model: Chelini  
Undermont (U)

Style: White

(Included with  
engineered  
stone countertop  
upgrade)



# Finishes

## INTERIOR FINISHES

### ■ Door

Style: Masonite  
Single Panel



### ■ Casing

Style: 2 ½" Flat  
Stock



### ■ Baseboard

Style: 5 ¼" Flat  
Stock



### ■ Closet and Pantry Shelves

Style: White Wire



### ■ Cabinets

Style: PVC Coated  
MDF (Bevel)  
Upgrade



### ■ Cabinets

Style: PVC Coated  
MDF (Slab)  
Standard



### ■ Bathroom Mirrors

Style: Frameless



## STANDARD HARDWARE

### ■ Passage Door Levers

Model: Taymor®  
Cross Flow

Style: Matte  
Black



### ■ Cabinet Pulls

Model: Denman  
Modern

Style: Matte  
Black



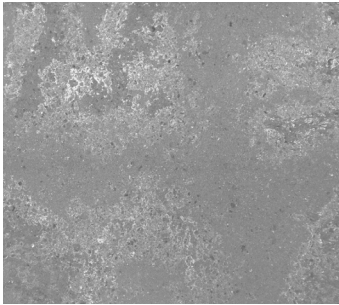
# Countertops

## BOULDER

### ■ Engineered Stone

Style: Satin Concrete

Extent: Kitchen (S), Bath (U)



### ■ High-Pressure Laminate

Style: Gesso Tracery

Extent: Bath (S)



## ANCHOR

### ■ Engineered Stone

Style: Polished Statuario

Extent: Kitchen (S), Bath (U)



### ■ High-Pressure Laminate

Style: Gesso Tracery

Extent: Bath (S)



# Tile

*NOTE: Tile layout may not be exactly as shown.*

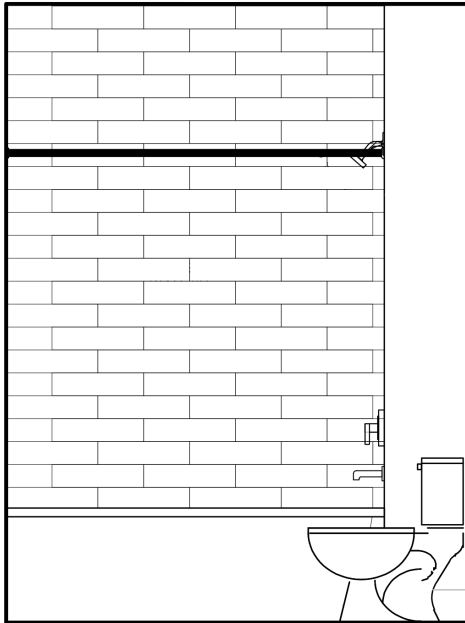
the  
coral  
AT ROYAL BAY

## STANDARD WALL TILE

### ■ Bath & Shower Surround

Extent: Main Bathroom & Primary Ensuite

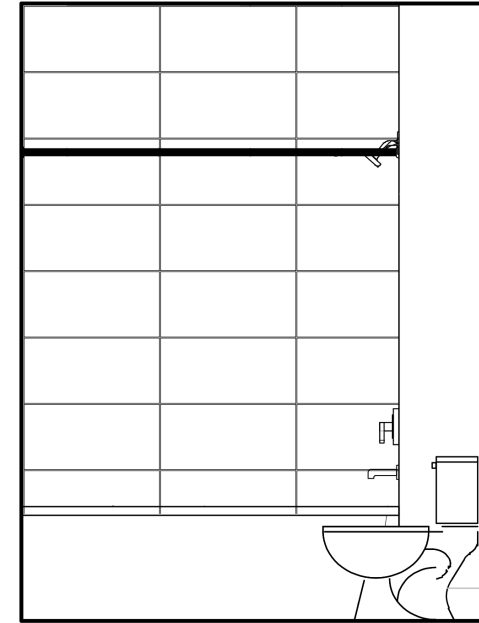
Style: Brick Pattern  
4X16



### ■ Bath & Shower Surround

Extent: Main Bathroom & Primary Ensuite

Style: Grid Pattern  
12x24

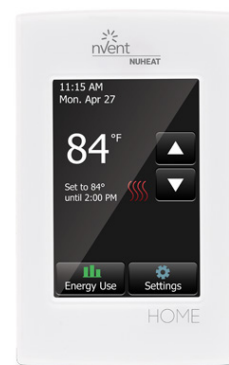


# Heating

## UPGRADE ENSUITE HEATED FLOORING

### ■ Ensuite Heated Flooring

Extent: Primary  
Ensuite

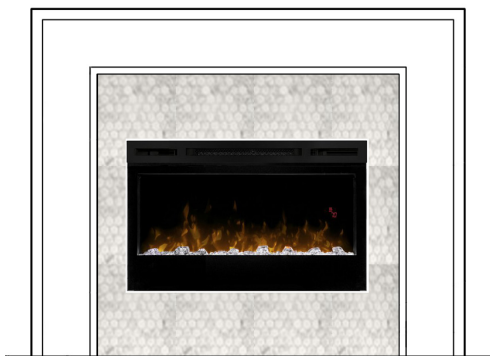


## UPGRADE FIREPLACE

### ■ Electric Fireplace With Modern Surround

Model: Dimplex  
Prism 34"

Style: Mosaic Tile



# Window Coverings



## UPGRADE WINDOW COVERINGS

### ■ Blinds

Model: 2 Inch  
Faux Wood

Style: White

(Sliders & Doors  
Not Included)



### ■ Roller Shades

Model:

Living Areas -  
White Sheer

Bedrooms - White  
Blackout Fabric

Style: White

(Sliders & Doors  
Not Included)

