

# FEATURES

## SINGLE FAMILY & ROW HOMES



### Bloom at Home

#### MASTERFULLY BUILT, IN A SUPREME LOCALE.

T.M. Crest Homes: Dedication to the craft of designing and building homes to endure for future generations since 1988.

Situated in Langley's desirable Yorkson neighborhood, BLOOM is located near boutique shops, delicious eateries, health and wellness, and first-rate educational facilities.

Facade finished beautifully in a West Coast contemporary style with gable roofs, stone columns, wood trims and fiber cement horizontal plank, and shake siding.

Each home is registered as freehold, without the complication of a strata corporation.

Durable and low-maintenance vinyl siding envelopes each home.

Private, fenced outdoor patio space.

### Interiors at Bloom

#### A DESIGN FOR LIFE.

Move-in ready with finished basements at no additional cost.

Main floors appointed with wide plank laminate flooring, large windows, and LED lighting fixtures to brighten each space.

Staircases finished with wood handrails and metal spindles.

Energy efficient HVAC systems combine natural gas forced air heating and on-demand hot water.

Lower floor bedroom with full bath in duplex and row homes assist in multi-generational living without sacrificing comfort.

Legal 2 BR basement suite with a separate entrance, full kitchen and laundry grants the ability to earn supplementary rental income (single family homes only).

Get the family in and out the door quick with convenient bench seating and coat hooks in the mudroom.

10' ceilings on the main level of all single family homes.

9' ceilings on the main level of all duplex and rowhomes.

Large walk-in master bedroom closets for your entire wardrobe.

Semi-sheer silhouette rolling blinds throughout.

### Charming Kitchens

#### FOR ENTERTAINING OR BAKING.

Grand kitchens complemented with soft close shaker style cabinetry, quartz countertops, and designer pendant lighting.

Spacious kitchen islands with bar-style seating provide ample room for all of your culinary endeavors and memorable family gatherings.

Stainless steel chimney hood fan with full-height ceramic tile backsplash.

Walk in pantry with shelving (plan-specific).

Undermount stainless steel double sink with pull out faucet and deck mounted soap dispenser.

Samsung stainless steel appliances including:

- 36" French Door refrigerator
- 30" slide in gas range with convection oven
- 24" dishwasher with full stainless-steel interior

### Luxury Bathrooms & Ensuites

#### REFRESH AND REVITALIZE.

Powder bathroom located conveniently near the entrance of each home.

Quartz countertops and undermount sinks allow quick and easy bathroom cleanups.

Deluxe one-piece skirted toilets in all bathrooms.

Soft close shaker cabinetry with frameless vanity mirrors, 12x24 ceramic tiles with flat black bath and shower fixtures in single family homes and polished chrome in duplex and row homes.

Side-by-side Soaker tub and glass enclosed shower elevates the master ensuite to a personal spa (plan-specific).

### Convenient Features

#### WITH OUR CLIENTS IN MIND

Level 2 electric car charging outlet.

A/C supply line installed with rough-in allows addition of home cooling.

Installed sink on lower floor of duplex and row homes gives the option to design a bar space in the rec room.

Direct wired garburator under kitchen sink makes for easy post meal cleanup.

Rough-in for central vacuum and security system.

USB ports in kitchen and master bedroom.

In wall conduit rough-in enable an easy transition to generating 100% renewable power from roof mounted solar panels.

### Peace of Mind

#### THE T.M. CREST PROMISE.

2/5/10 Year Home Warranty by Travelers Guarantee Company of Canada – the industry leader of home warranty providers in Canada.

Registered Certified Residential Builder (BC Housing) with over 30 years of experience building communities.

Long time member of Homebuilders' Association Vancouver (HAVAN).

### Energy Efficiency

#### MINIMIZING EMISSIONS.

Energy consumption of homes are modeled and individually tested according to Natural Resources Canada EnerGuide standards and benchmarked against a typical home built to current building code.

Specialized building envelope materials and highly efficient mechanical equipment help to achieve well insulated air-tight walls that make temperature extremes less frequent and improve home comfort.

Energy efficient homes have better indoor air quality, lower home energy costs and reduce greenhouse gas emissions.

### Yorkson

#### WALKABLE AND CONVENIENTLY CENTRAL.

Homes are located within a short distance of several newly built and highly rated elementary, middle, and secondary schools.

Numerous childcare options in Yorkson ensure a space for children to be engaged in their formative years.

Post-secondary institutions give residents the opportunity to attain higher education in their adult years close to home.

A wide range of indoor/outdoor recreational activities ensure family fun each day.

Commercial and shopping districts within a short walk offer amenities and daily essentials, from casual dining to medical clinics.

