

HUMMINGBIRD

588 SQFT



HUMMINGBIRD

1-Bed, 1-Bath | 588 Sqft

Covered Patio | 84 Sqft

Optional Storage | 8 x 14 x 2

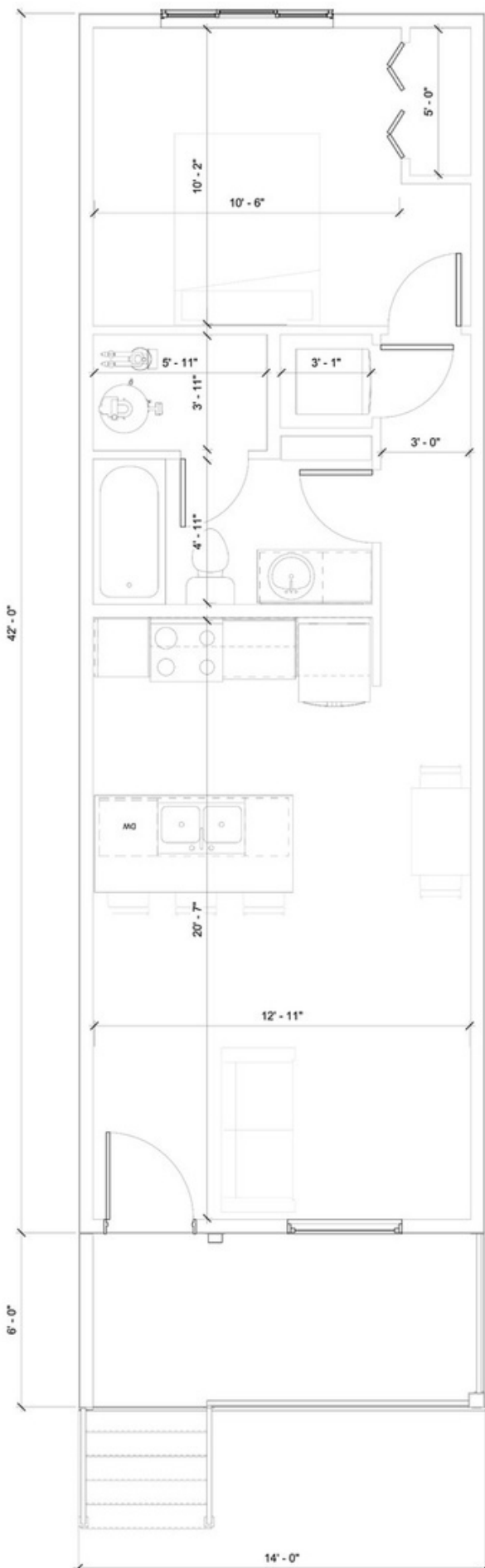
DESIGN

The Hummingbird is designed for singles, couples and students. With 560 square feet of living space, there is room for entertaining in the kitchen, lounging in the living room and dining at the table.

Situated in the centre of the living room is an oversized south facing skylight designed to maximize natural light. This open concept 1 bedroom home is sure to impress.

FEATURES

- 1,304 sqft lot size
- 325 sqft front yard
- Comes with one paved parking spot + visitor parking
- Built in privacy wall on front patio
- 30 inch fridge included, option to upgrade to french doors
- 4 piece bathroom, 5 foot tub / shower combination
- Large bedroom with space for a king bed
- Work space / desk space in bedroom
- Storage space in mechanical room when upgrading to on demand hot water system
- Maintenance / land use fee of \$275 / month



5. Interior Colors & Finishings

Flooring Colors



☐ Dakota

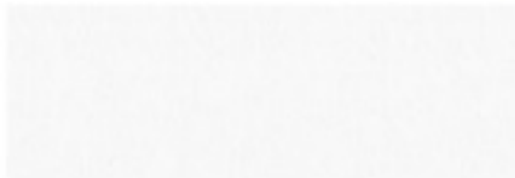


☐ Ainsworth

Millwork Cabinets



☐ Beach



☐ Modern White

Kitchen Backsplash



White Subway Tile

Laminate Countertops



☐ White



☐ Grey

Interior Walls



Chantilly Lace



HUMMINGBIRD

OPTIONAL UPGRADES

NOT INCLUDED IN STANDARD FEATURES

7. Optional Upgrades

Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops
- Undermount kitchen sink
- LED lighting strips under upper cabinets
- Additional lower cabinet drawers

☐ \$6,500 +GST

Bathroom Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops with undermount sink
- Handheld shower kit
- Tiled shower and bathtub walls

☐ \$3,800 +GST

Flooring Upgrade Package

- Carpet in bedroom with 7/16" foam underlay

☐ \$1,100 +GST

Hardware and Fixture Color Upgrade

INCLUDES FOLLOWING ITEMS:

- Cabinet Handles
- Sink Faucets and Shower Fixtures
- Bathroom Accessories (Towel Holders, Toilet Paper Holder)
- Door Hinges
- Kitchen Sink

☐ Black \$1,750 +GST

☐ Satin Nickel / Stainless Steel

Appliance Upgrade Package

- Stainless steel, fingerprint resistant appliances
- 30" Smart Slide-in electric range
- 30" microwave/hood fan combo with exterior exhaust
- 30" french door refrigerator and freezer drawer
- 24" dishwasher with 3rd rack and stainless tub
- Front load stackable washer with Load & Go dispenser
- Front load stackable dryer

☐ \$7,500 +GST

Wyze Smart Home Upgrade Package

Elevate your home with the latest in smart technology and safety features. The Smart/Safe Home Upgrade provides convenience, energy efficiency, and peace of mind—perfect for modern homeowners who value security and innovation.

Package Includes:

- 2 Exterior Cameras: 24/7 property monitoring for enhanced security
- Doorbell Camera: See and communicate with visitors from anywhere.
- Smart Thermostat: Optimizes energy use and reduces utility costs
- 3 Climate Sensors: Maintain comfort and monitor indoor conditions.
- 3 Water Sensors & Probe: Early detection of leaks to prevent costly water damage.
- Smart Garage Door Opener with Camera: Secure and convenient garage access. (If garage not selected, a second doorbell camera will be installed at a side entry.)
- 3 Entry Sensors: Monitors Entry doors for added security. (Windows included for Hummingbirds and Dragonfly floorplans.)
- Smart Deadbolt Lock: Keyless, smart, and secure access for your home. (Front Door only)
- Home Hub Meter: Centralized control of all smart devices for seamless operation.

☐ \$3,000 +GST

Front Flower Bed Options

- | | | |
|--|--------------|--------------------------|
| • Front Yard Sod and irrigation | \$1,400 +GST | ☐ |
| • Upper Raised Flower Bed
plants with rock area and drip irrigation | \$1,050 +GST | ☐ |
| • Artificial Turf front yard landscaping
plants with rock area and irrigation | \$TBD +GST | ☐ |
| • Raised Flower Bed
plants with rock area and drip irrigation | \$1,050 +GST | ☐ |



Individual Exterior Upgrades

- | | | |
|--|--------------|--------------------------|
| • Gas outlet for BBQ | \$1,500 +GST | ☐ |
| • 2 foot deck extension adding
28 sqft of front patio space | \$4,400 +GST | ☐ |
| • Concrete slab under deck for
storage use (comes with
access hatch) | \$3,800 +GST | ☐ |

Individual Interior Upgrades

- | | | |
|--|--------------|--------------------------|
| • Under sink water filtration | \$1,800 +GST | ☐ |
| • Blinds roller shades with
safety cords | \$1,100 +GST | ☐ |
| • Quartz counter tops in
Kitchen and Bathroom | \$5,200 +GST | ☐ |
| • Whole Home Water Softener | \$2,500 +GST | ☐ |

*Due to the current gaps in the global supply chain, all fixtures and items with varying lead times are subject to be substituted with a product of equal or higher quality, as required. Upgrade offerings and pricing are subject to change and may be updated from time to time.