

ALARA

# 11 LUXURY TOWNHOMES

[WWW.LIVEATALARA.COM](http://WWW.LIVEATALARA.COM)

21102 76TH AVE

**GURMAAN JHAJ**  
Realtor



**JOEL SCHACTER**  
**TYLER SCHACTER**  
Personal Real Estate Corporation

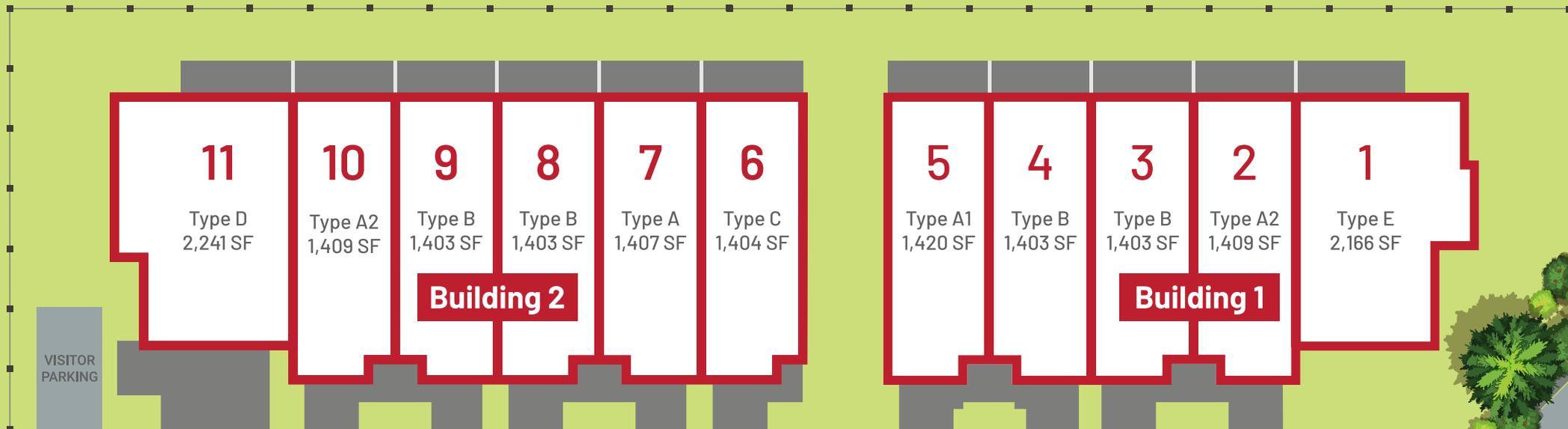


# SITE PLAN



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PROTECTED AGRICULTURAL LAND



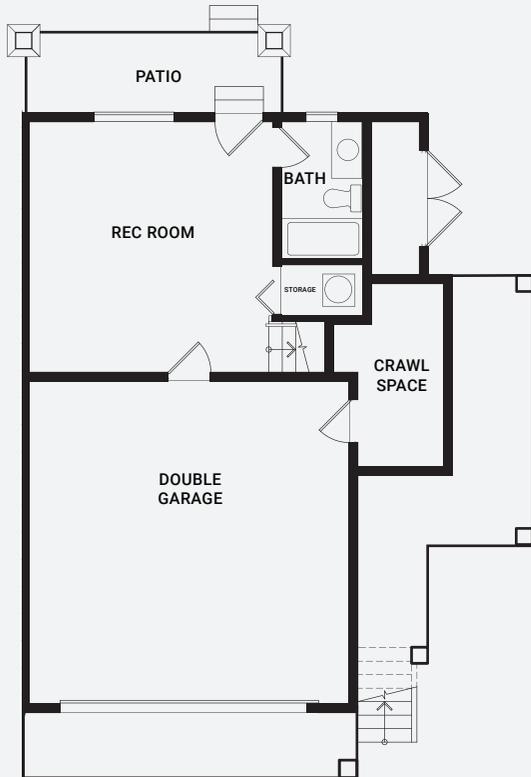
# UNIT 1

3 Bed + Rec Room  
4 Bath

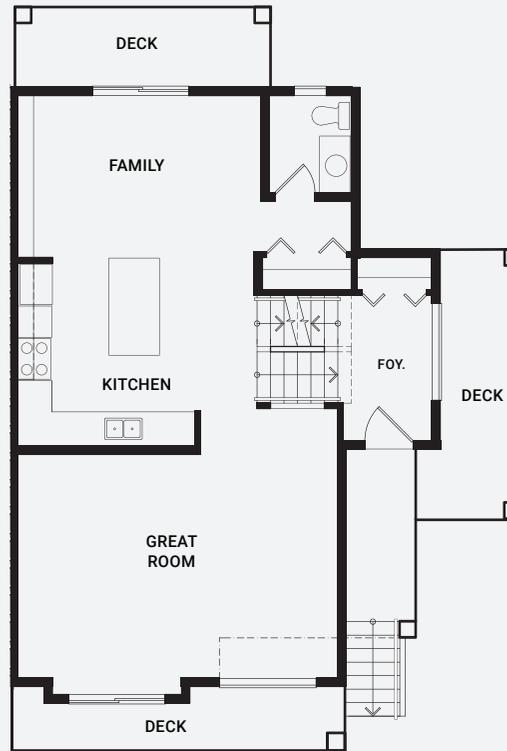
Interior: 2166 SQ. FT.  
Exterior: 222 SQ. FT.



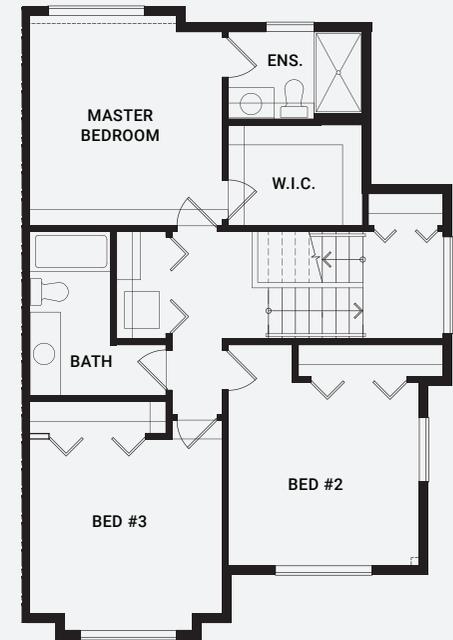
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Basement Floor Plan



Main Floor Plan



Upper Floor Plan

The developer reserves the right to substitute any material, fixture, appliance or finishing with an equivalent material, fixture, appliance or finishing at the developer's sole discretion. In our continuing effort to meet the challenge of product improvement, we reserve right to modify or change plans, specifications or prices without notice. Renderings are an artist's conception only and are intended as general reference. All dimensions and sizes are approximate. Refer to disclosure statement for specific offering details. E. & O.E.

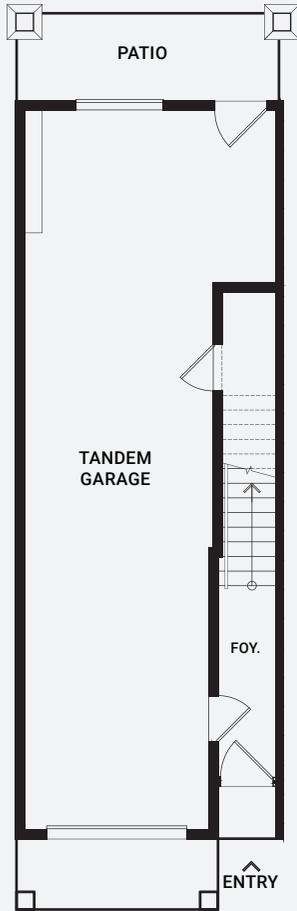
# UNIT 2

3 Bed  
3 Bath

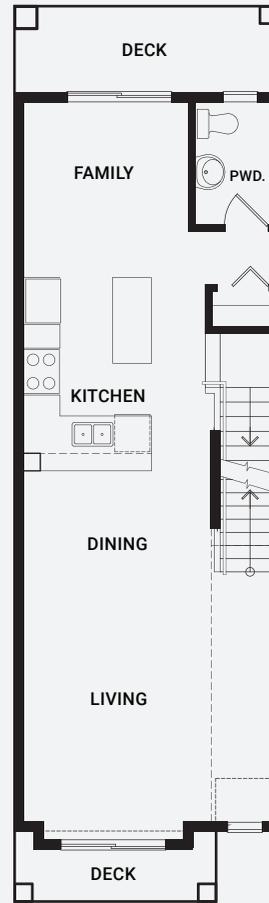
Interior: 1409 SQ. FT.  
Exterior: 185 SQ. FT.



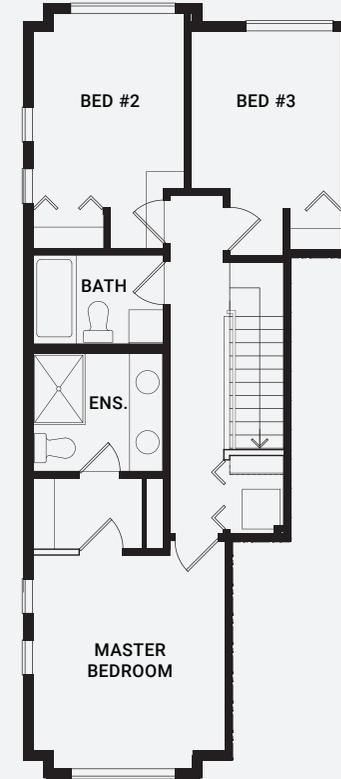
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Basement Floor Plan



Main Floor Plan



Upper Floor Plan

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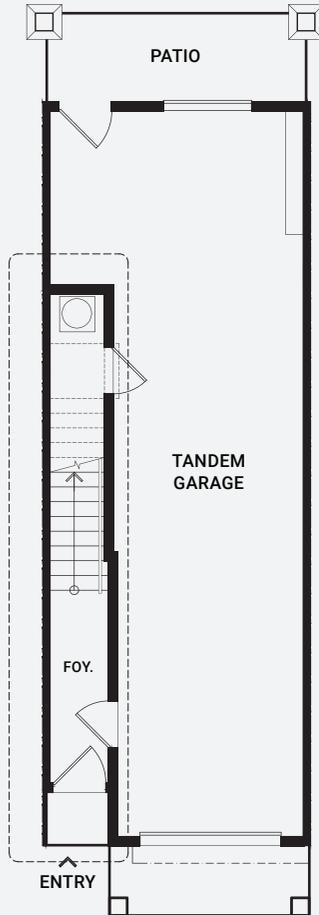
# UNIT 3

3 Bed  
3 Bath

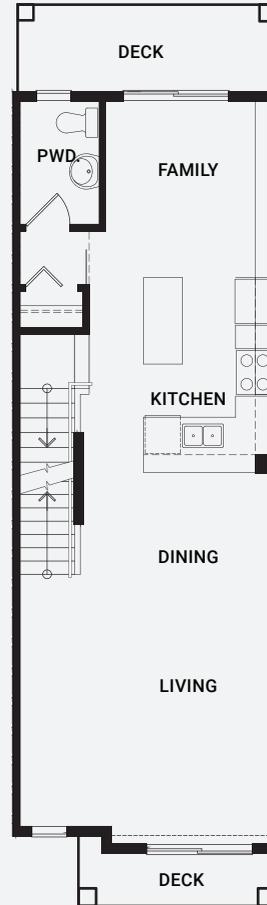
Interior: 1403 SQ. FT.  
Exterior: 185 SQ. FT.



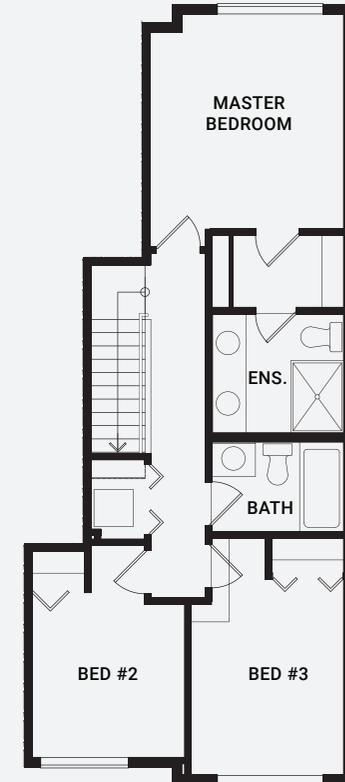
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Basement Floor Plan



Main Floor Plan



Upper Floor Plan

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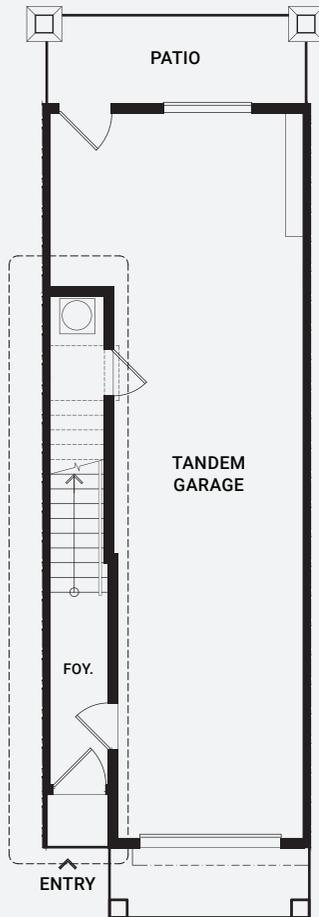
# UNIT 4

3 Bed  
3 Bath

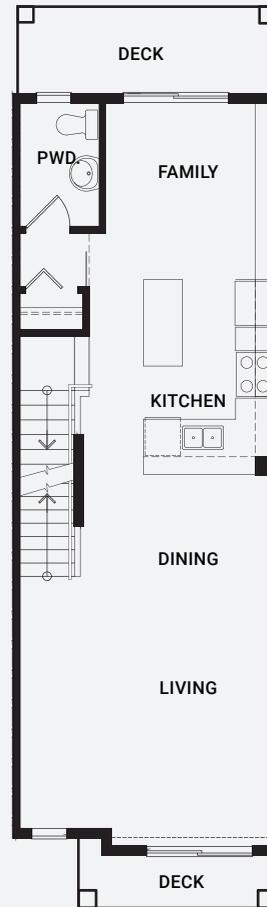
Interior: 1403 SQ. FT.  
Exterior: 185 SQ. FT.



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Basement Floor Plan



Main Floor Plan



Upper Floor Plan

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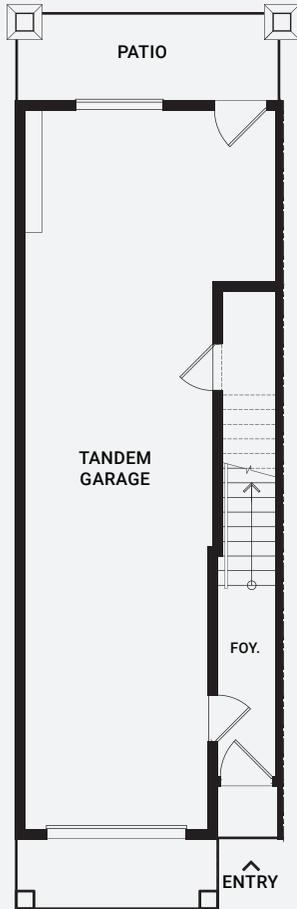
# UNIT 5

3 Bed  
3 Bath

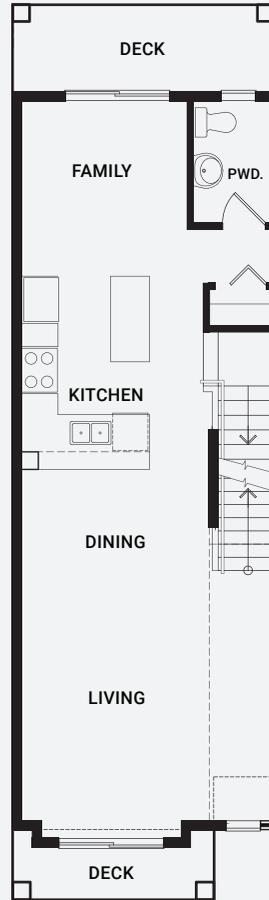
Interior: 1420 SQ. FT.  
Exterior: 185 SQ. FT.



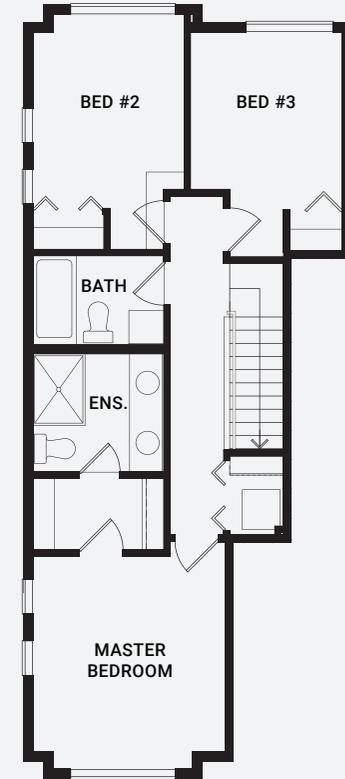
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Basement Floor Plan



Main Floor Plan



Upper Floor Plan

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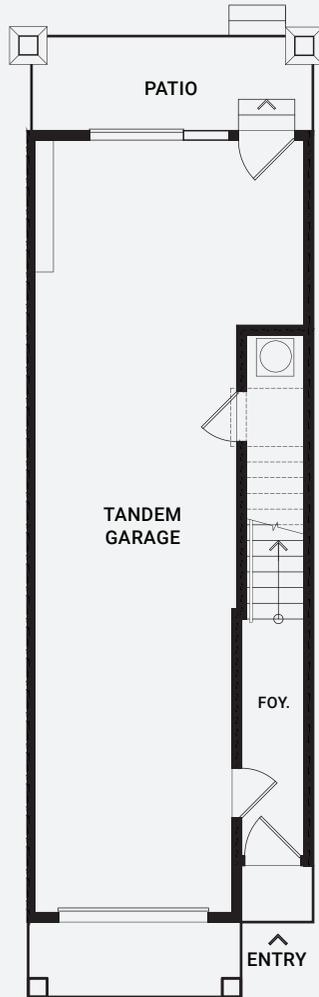
# UNIT 6

2 Bed  
3 Bath

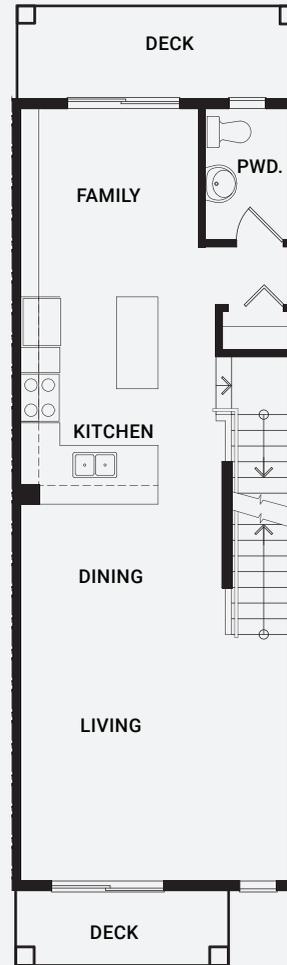
Interior: 1404 SQ. FT.  
Exterior: 196 SQ. FT.



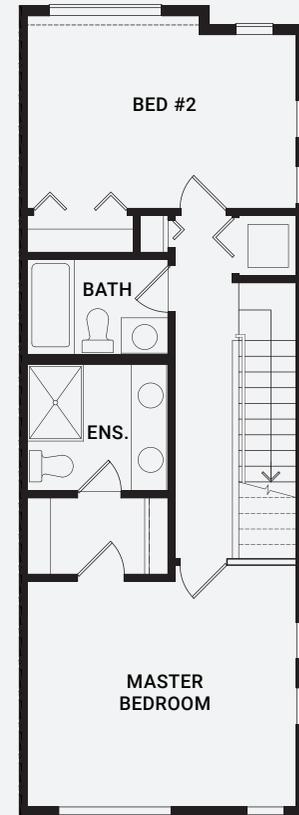
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Basement Floor Plan



Main Floor Plan



Upper Floor Plan

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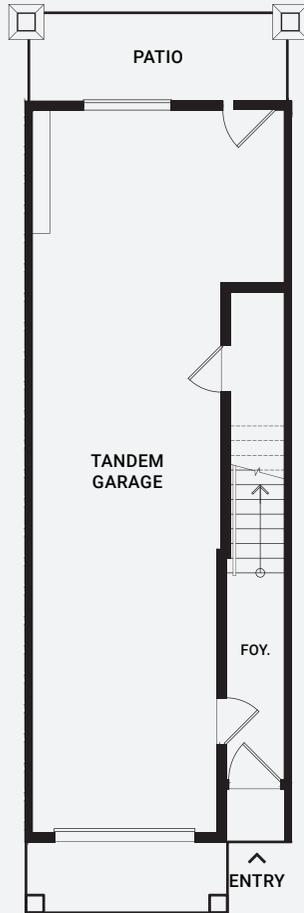
# UNIT 7

3 Bed  
3 Bath

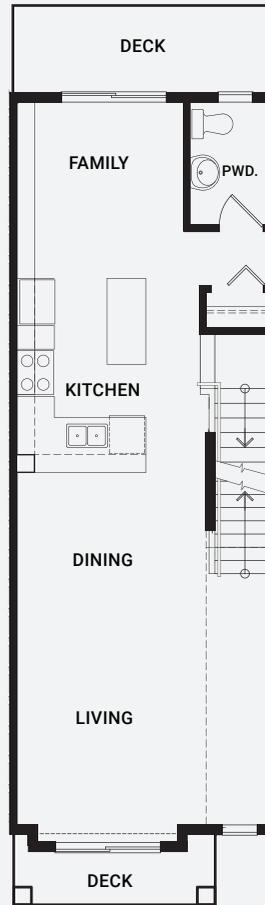
Interior: 1407 SQ. FT.  
Exterior: 185 SQ. FT.



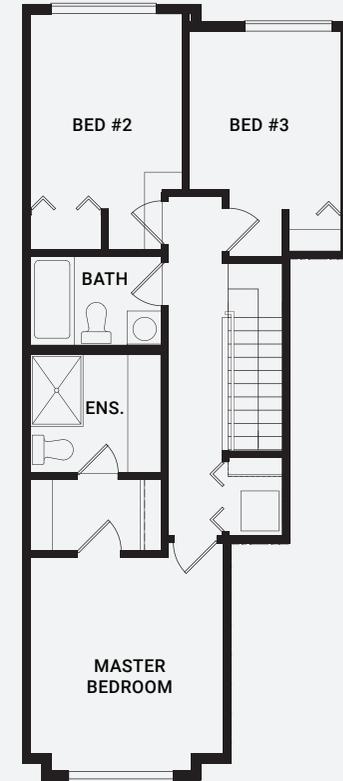
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Basement Floor Plan



Main Floor Plan



Upper Floor Plan

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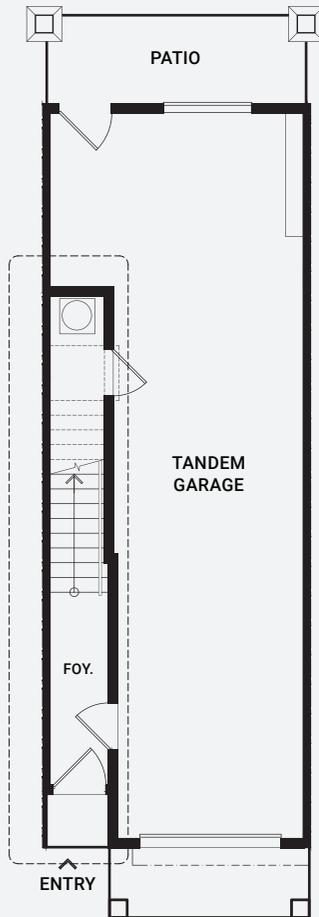
# UNIT 8

3 Bed  
3 Bath

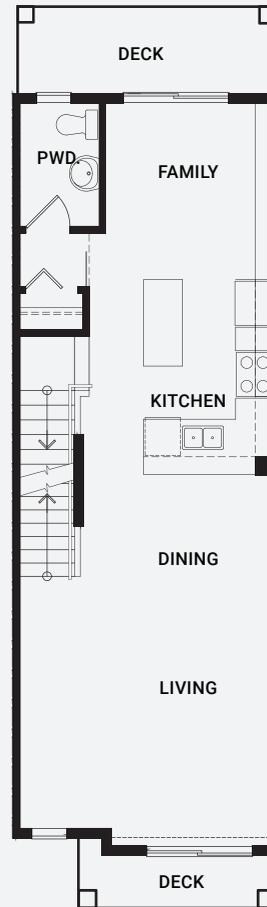
Interior: 1403 SQ. FT.  
Exterior: 185 SQ. FT.



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Basement Floor Plan



Main Floor Plan



Upper Floor Plan

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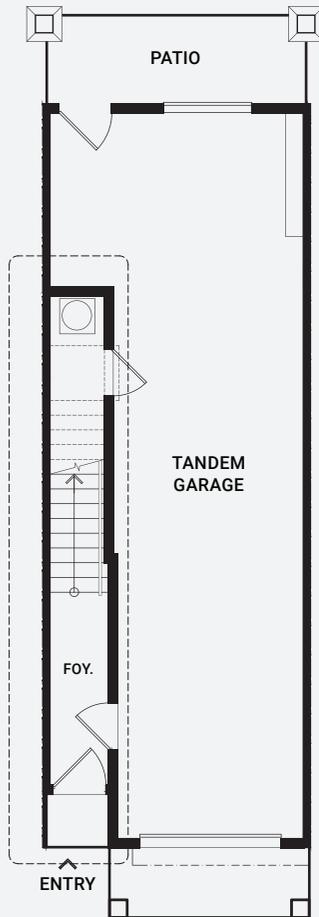
# UNIT 9

3 Bed  
3 Bath

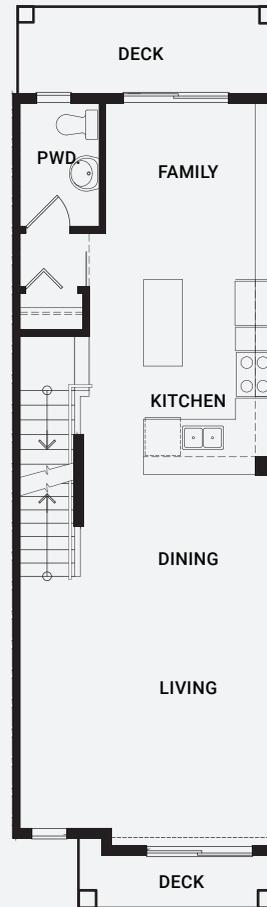
Interior: 1403 SQ. FT.  
Exterior: 185 SQ. FT.



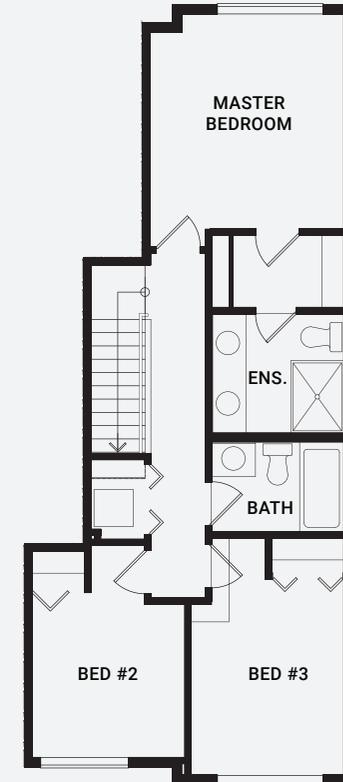
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Basement Floor Plan



Main Floor Plan



Upper Floor Plan

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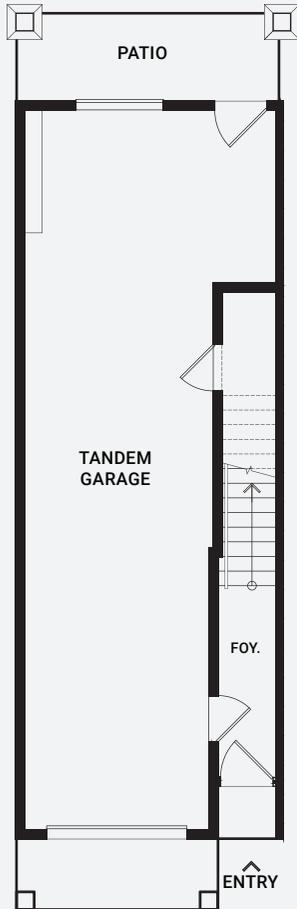
# UNIT 10

3 Bath  
3 Bath

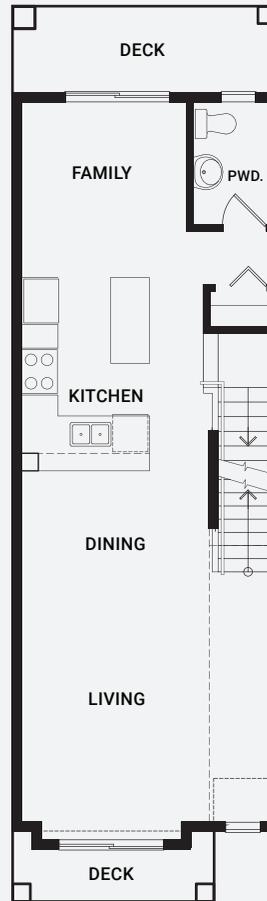
Interior: 1409 SQ. FT.  
Exterior: 185 SQ. FT.



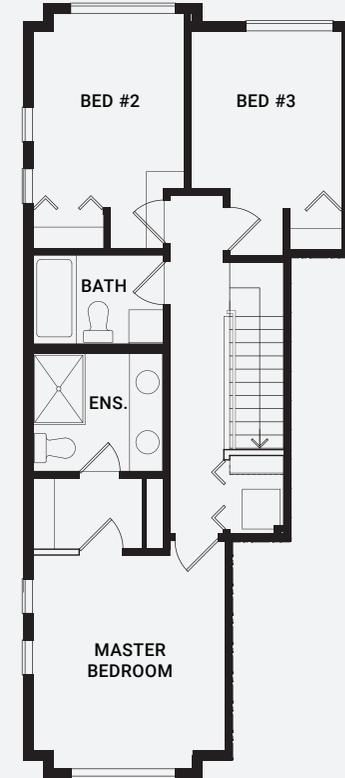
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Basement Floor Plan



Main Floor Plan



Upper Floor Plan

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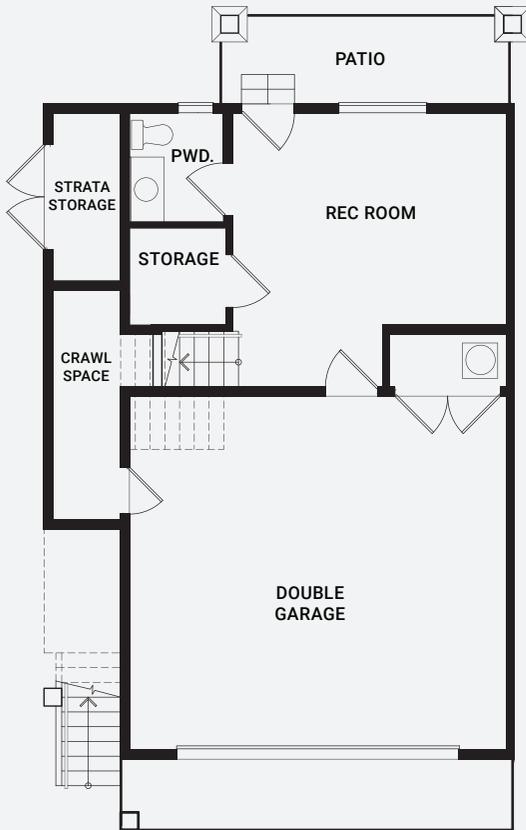
# UNIT 11

3 Bed + Rec Room  
4 Bath

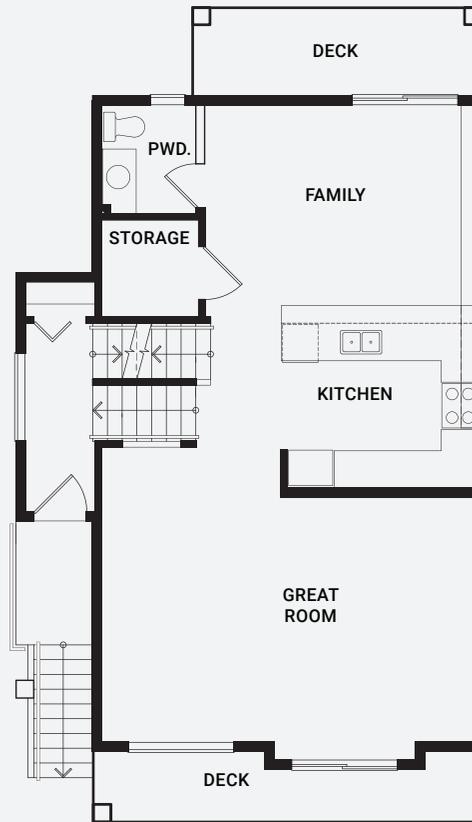
Interior: 2241 SQ. FT.  
Exterior: 230 SQ. FT.



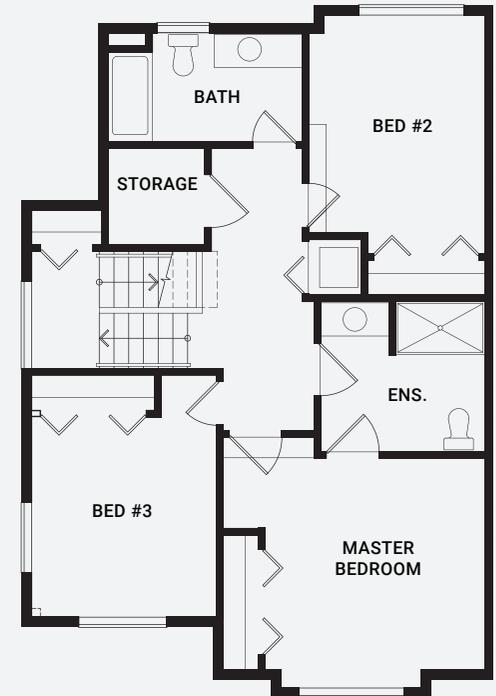
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Basement Floor Plan



Main Floor Plan



Upper Floor Plan

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# FEATURES



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## EXTERIORS

- Custom designed color schemes
- Cultured stone
- Hardy Board Shake
- Low-e windows
- Craftsman Style Design
- Architect designed landscape scheme
- Covered rear porches
- Asphalt roof shingles with 30 year warranty
- Stained cedar fencing
- Large fenced yards

## INTERIORS

- Spacious, functional and carefully sought out floorplan layouts
- 2 designer-inspired interior color schemes (modern and transitional) silver, sleek
- Luxurious over-height 9' ceilings on main floor
- Modern, decorative light fixtures
- Contemporary design fireplace feature wall
- Durable and high quality wide plank laminate flooring

## MASTER BEDROOM SUITE

- Walk-in closet with custom closet organization system
- Luxurious walk-in shower
- One-piece premium toilet with single lever chrome faucet
- Quartz countertops

## BATHROOMS

- Quartz countertops
- High efficiency toilets with soft close seats
- Maple Cabinets
- Soaker tubs with shower combos
- Decorative vanity lighting
- Polished chrome designer faucets

## KITCHENS

- Quartz countertops
- Undermouny double basin stainless steel sink
- Custom solid kitchen cabinets
- Soft close kitchen cabinet doors and drawers
- Porcelain tile back splash
- Island breakfast bar

## CONSTRUCTION

- Solid 2x6 exterior wall construction with R20 batt insulation
- Roughed-in home security
- Roughed-in central vacuum
- Roughed-in heat pump (AC)
- Double 2x4 inch insulated party wall system
- Staggered stud with 1 inch air space containing acoustic batt insulation partition walls
- High Efficiency forced air furnace
- Smart panel for cable and telephone distribution
- Cable and telephone outlets in all living areas

## CONVENIENCE PACKAGE

- Stainless steel refrigerator, gas stove
- Dishwasher
- Built-in under counter microwave
- Front load washer and dryer
- Designer 2" faux wood horizontal window blinds

## LUXURY PACKAGE

- AC Unit (Heat Pump)
- Security Alarm System Complete
- Central Vacuum System Complete
- Quick Connect Natural Gas BBQ
- Secondary bathroom shower doors
- In-sink waste disposal



# EXTRAS



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Air Conditioning Unit	\$5,250 + GST
Built in Vacuum System with Attachments and Powerhead	\$1,300 + GST
Security with 2 Key Pads Alarm	\$1,550 + GST
Garage Key Pad Remote Opener	\$380 + GST
BBQ Quick Connect	\$585 + GST
Glass Tub Enclosure Doors (6mm) per door	\$570 + GST
Garage Coating 1200 + GST	\$1200 + GST
In Sink Garburator	\$950 + GST

## **CONVENIENCE PACKAGE** (INCLUDED FOR PRE-SALES)

### **APPLIANCES**

- Stainless Steel French Door Fridge
- Stainless Steel 5 Burner Gas Stove with Griddle
- White Full Size Front Load Washer & Dryer
- Stainless Steel Front Dishwasher
- 2" Faux Wood Blinds on All Clear Window
- Window Screens
- 1 year of Television and Internet Service Free (See Telus Brochure)

# PRICE LIST



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UNIT #	PLAN	STYLE	PARKING	INTERIOR SF	EXTERIOR SF	BEDS	BATHS	PRICE	AVAILABILITY	OCCUPANCY DATE
1	E	End	Side by Side	2,166	222	3+ Rec Room	4	\$749,900	Available	May 2020
2	A2	Inside	Tandem	1,409	185	3	3	\$629,900	Available	May 2020
3	B	Inside	Tandem	1,403	185	3	3	\$629,900	Available	May 2020
4	B	Inside	Tandem	1,403	185	3	3	\$629,900	Available	May 2020
5	A1	End	Tandem	1,420	185	3	3	\$649,900	Available	May 2020
6	C	End	Tandem	1,404	196	2	3	\$629,900	Available	May 2020
7	A	Inside	Tandem	1,407	185	3	3	\$629,900	Available	May 2020
8	B	Inside	Tandem	1,403	185	3	3	\$629,900	Available	May 2020
9	B	Inside	Tandem	1,403	185	3	3	\$629,900	Available	May 2020
10	A2	Inside	Tandem	1,409	185	3	3	\$629,900	Available	May 2020
11	D	End	Side by Side	2,241	230	3+ Rec Room	4	\$769,900	Available	May 2020

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