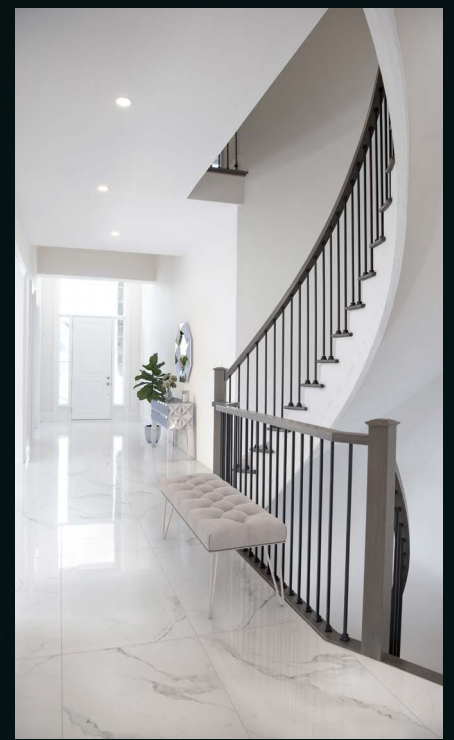




# Emerald Luxe Collection



Spacious, sleek, and simply elegant, Valery Homes proudly unveils its most luxurious collection of townhomes in Joshua Creek Montage. Offering the ultimate in urban sophistication, the exclusive Emerald Luxe Collection boasts enriched features and finishes with optimal comfort, making your home feel like an everyday getaway.



- As an extension of your backyard, a limited number of townhomes will back onto green space known as the Natural Heritage System, with spectacular views and vistas
- 10-foot ceilings throughout main floor
- 9-foot ceilings on second floor
- Bonus loft space
- Two balconies to further enhance your outdoor living enjoyment
- 8' interior doors on main floor
- Striking decorative ceilings on main floor as per plan
- Stained Engineered Oak hardwood flooring in non-tiled main floor areas and second floor hallway
- 5 ¼" baseboard throughout home with 3" casing throughout
- Luxurious stained Oak staircase with hardwood on landing
- Large 3 ½" newel post, upgraded handrail and designer black metal pickets as per Builder's sample
- Selection of Quartz countertops in kitchen and all bathroom(s) and powder room(s) as per plan from Builder's standard samples
- Elegant extended height kitchen upper cabinets
- Direct vent gas fireplace with mantel and marble surround, as per plan
- Spa-like soaker tub in Primary Ensuite
- Luxurious frameless glass shower enclosure in Primary Ensuite
- Premium Moen chrome single lever faucets for all bathroom lavatory sinks
- Efficient water saving Kohler comfort height-elongated toilets in all bathrooms
- Finished basement as per plan
- 3-piece bathroom rough-in in basement
- Gas line for BBQ

**JOSHUA CREEK**  
MONTAGE

**VALERY**  
HOMES

NOTES: See complete list of features and finishes for full details. All illustrations & photos are artist's concepts, and the purchaser acknowledges that the floor plan may be reversed. The purchaser acknowledges that the specifications, landscaping, finishes and furnishings etc. in the model home(s) or sales office may be for display purposes only and may not be of the similar grade or type or not necessarily included in the purchase of the home. The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Some windows and doors shown may be optional. The Vendor reserves the right to substitute materials that are of equal or better quality. E.&O.E.