

A BETTER HOME

- Redbrick Georgian Rowhomes were the very first homes we designed and built. And over the past 15 years, we've figured out how to make them even better and Kitchner is our best yet.
- A mix of 2, 2 & den, 3 & 4-bedroom homes, designed for young families, those looking for roomier homes, and couples looking for a simpler way to live.
- White & red brick that are beautiful to look at and easy to love. Every home defined by black metal canopies, recessed windows, and entry doors.
- Individual front gate and landscaped walk lead to your own front door, sheltered within a private raised stoop, and lit recessed entrance (some homes).

INSIDE THE HOME

- For Kitchner's interiors, we were inspired by shaker and farmhouse kitchens, a timeless look, yet married it with today's must-haves and a smart, smooth contemporary finish.
- White-on-white palette keeps it simple, clean, and elegant, with wood tones warming it up.
- High-volume, 10-foot ceilings on main living level in all homes.
- Powder room on main floor (some homes).
- Oversized windows increase natural light and extend space in living, dining, and master bedrooms.
- Oversized matte porcelain tile flooring in entry and bathrooms.
- Herringbone pattern, vinyl wood flooring throughout living, dining, kitchen, and nook (some homes).
- Cut-pile carpeting throughout bedrooms, upstairs hallway, and main stairways.
- Recessed pot lights in select locations.
- MOSAIC-designed art niches.
- Reinforced TV wall with cord-concealing conduit for wall-mounted big-screen television.
- Whirlpool washer and dryer (optional).
- Kendall track lighting with matte white finish in main living areas.

INSIDE THE KITCHEN

- Dramatic details, monochrome color accents and texture provide a thrilling backdrop for strikingly sophisticated matte black and brass hardware.
- Set against a modernist's re-take on shaker cabinetry in matte white and grey colorways (plan specific) are the clean lines of beautifully modern flat panel cabinetry with handle-free doors, eliminating unnecessary hardware.
- These kitchens are roomy too, with plenty of clearance and lots of opportunity for storage.
- Predominantly matte white and black detailing; white back-splash tile against matte black or brass pulls for texture.
- Full-height pantry (some homes).
- Thin is in. Sleek, slim-profile, durable laminate (standard), rich laminate woodgrain (optional), and stone countertops (optional).
- Kohler white cast iron double-bowl sink.
- Delta pull-down faucet in matte black or bronze.
- Under-cabinet LED integrated task lights.
- Appliance ensemble:
 - > Whirlpool Energy Star stainless steel, 19 cu. ft. bottom freezer refrigerator;
 - > Fisher & Paykel stainless steel, counter-depth, bottom freezer refrigerator (optional);
 - > Whirlpool 30" stainless steel electric slide-in range and oven;
 - > Broan stainless steel hood fan;
 - > Whirlpool built-in dishwasher with integrated controls;
 - > and Panasonic microwave oven and matching trim kit (optional).

INSIDE THE BATHROOM

- LED back-lit mirror in each ensuite.
- Over-size tiling lines the floor and walls, providing a quiet backdrop as you sink deep into the soaker tub (some homes).
- Acritec white square porcelain sinks.
- Kohler single-lever faucets in polished chrome.
- Wide-profile laminate countertops with pendenza edge (standard) or composite quartz (optional).
- Deep soaker bathtub (some homes).
- Glazed ceramic tile bathtub and shower surrounds.
- Kohler showerheads and bathtub faucets in polished chrome.
- Oversized matte porcelain tile flooring.
- Recessed pot lighting.
- Acritec white elongated toilet.

THE SETTING

- Beautifully set in the heart of South Surrey, with the calm of Oliver Park to one side and the main street vibe of Morgan Crossing to the other. We love it here.
- Layered landscaping of wide boulevards, tree-lined streets, and flowering; with Fremont style fencing separating private yards from walking paths.
- Substantial brick monumentation; layered landscape lighting surrounds. All of which continues throughout the entire property.
- Common areas include a central green space, landscaped internal courtyard and walking paths, connecting to surrounding streets and parks.
- Private amenity building, exclusive to residents with fitness area and conference room.
- A little bit of everything, all within a short walk, just like a village.

MOSAIC HOMEOWNER CARE

MOSAIC's own warranty, backed by National 1-2-5-10 New Home Warranty:

- 1-Year Materials and Labour Warranty;
- 2-Year Materials and Labour Warranty for Distribution Systems;
- 5-Year Building Envelope Warranty; and
- 10-Year Structural Warranty.

MOSAIC's Homeowner Care orientation program and on-call homeowner support.