

# Bishop Hill

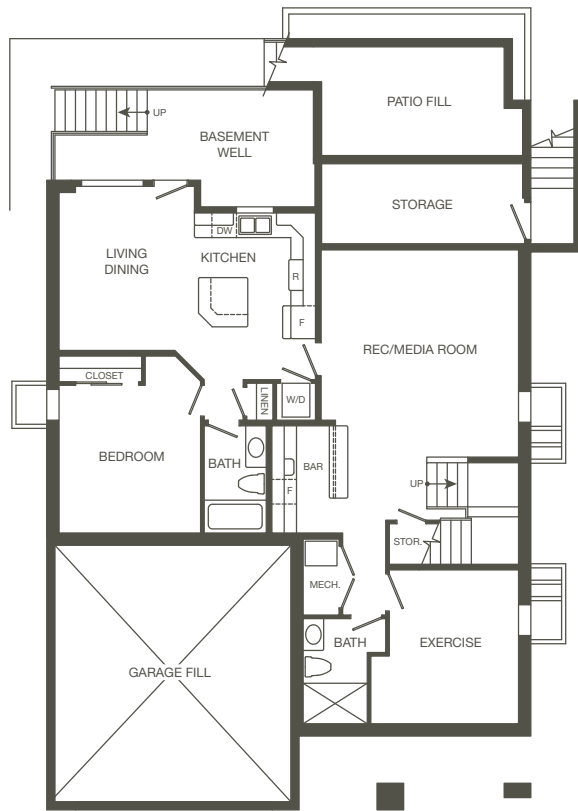
## Lot 6

1498 Bishop Road WR

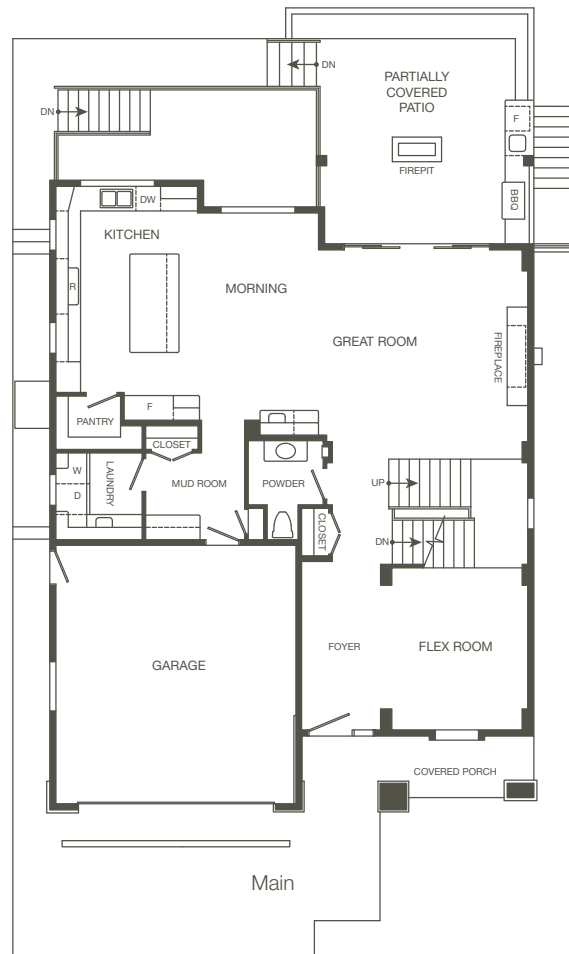
Lower: 1484 sq.ft., Main: 1357 sq.ft., Upper: 1172 sq.ft.

Total: 4013 sq.ft. (includes 595 sq.ft. suite)

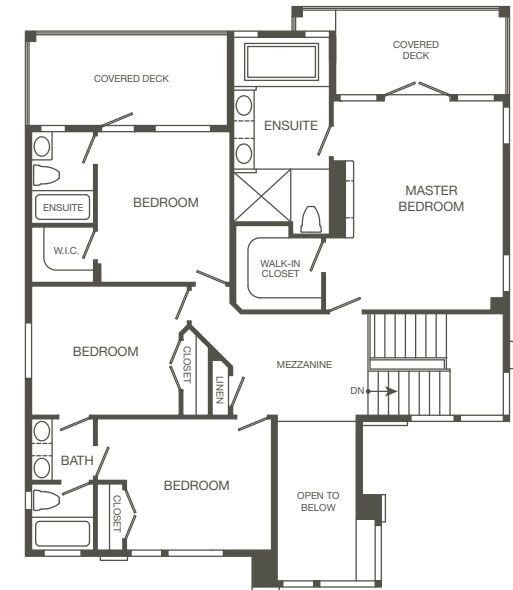
Disclaimer: In our continuing effort to improve and maintain the high standard of the Bishop Hill development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. As reverse plans occur throughout the development, please see architectural plans. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E. & O. E.



Lower



Main





Upper

# B Bishop Hill

## Seamless Sustainability

Designed to minimize the impact on the environment without compromising quality.

- LED pot lights
- Instant on-demand hot water system
- Low emission windows
- Energy Star rated appliances
- Power Smart energy certified  POWER SMART NEW HOME BUILDER
- Water conserving plumbing fixtures
- Geo thermal system
- Low VOC paint
- Energuide rated 81+ 

## Elegant Interiors

Beautiful features, perfect in detail.

- Stunning interiors including 2 designer selected colour schemes Diamond & Onyx
- Dramatic custom entry door complete with polished chrome hardware and Quartz address plaques
- Rich low maintenance and durable engineered hardwood flooring co-ordinated with cabinets on main floor
- Hardwood Stairwell with open glass railings
- Luxurious designer selected carpeting in hallway and bedrooms
- Stylish lighting fixtures and pot lights
- Soaring ten-foot ceiling on main level & nine-foot ceiling in basement
- Contemporary crown mouldings and finishing carpentry
- Relaxing and inviting gas fireplace with custom designed mantel to accommodate your entertainment system

## Finish & Features

- Step lighting up staircase
- Fully finished lower level with legal one-bedroom self-contained suite
- Floating built in shelves in main level featuring LED lights
- Electronic Roller Shades
- Walk-in closet features wood shelving and soft close drawers
- Two car side-by-side garage with automatic openers and keyless entry
- Low Voltage Lighting throughout the house with RF (Radio frequency) Lutron System

## Decadent Kitchens

Form and function neatly combined to bring an elegant and efficient designed kitchen.

- Custom cabinetry, efficiently designed to maximize storage featuring soft-stop closing system
- Undermount stainless steel sink with single lever faucet pull out sprayer with flex line
- Generous island and countertop finished with Quartz
- Full height glass tile backsplash with designer accents
- Full complement of Thermador stainless steel appliances
- Separate designated full wet bar with built in shelves featuring LED puck lighting

## Luxurious Bathrooms

Luxurious, spa like bathrooms that are an oasis of relaxation and rejuvenation.

- Master ensuite features oversized deep soaker tub with separate deluxe walk-in 10mm glass shower His and Hers vessel sinks and Quartz countertops
- Large format porcelain tiled floors throughout

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- Stylish framed vanity mirrors
- Main bathrooms feature large bathtub surrounded with ceramic tile, Kohler undermount sinks and Quartz countertop
- Powder room features stylish porcelain tiles, complete with brushed nickel accessories, undermount sink, Quartz countertop and mirror with lighting above

## Contemporary Exteriors

Exteriors are designed to blend with the beauty of the surroundings.

- Exterior acrylic stucco with cedar fascia & soffits accented with cultured stone
- Energy efficient low emission vinyl windows
- Entertainment-size outdoor living area featuring stone firetable
- Designer selected exterior colours

## Peace of Mind

Worry-free living.

- National Home Warranty, setting the standard of industry requirement, with their 2 year materials and workmanship, 5 year water penetration and 10 year structural protection
- Wired security system
- Wired smoke detectors
- Wired VAC system
- Fully fenced backyards and landscaped front and back yards

# B Bishop Hill

## Geothermal

The economical green heating & cooling solution

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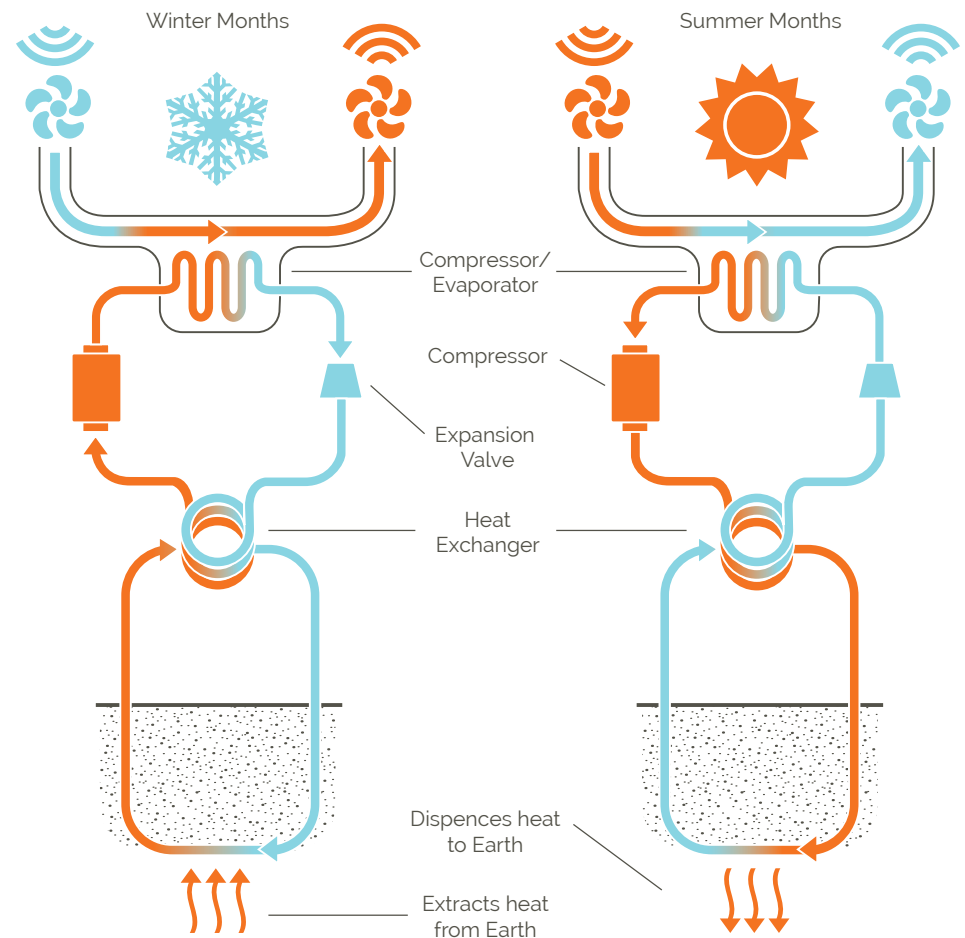
The Earth's crust contains a large amount of energy that is radiated from the Earth's core. This energy is available for use in a variety of ways, including recreational use (hot springs), direct use for heating and cooling, and for power generation. In Canada, geothermal energy has been tapped to heat homes and businesses for decades. In some cases, communities have taken advantage of naturally occurring hot springs and steam vents to gather hot water and steam for heating. Some commercial hot pools and resorts in Alberta and British Columbia continue to use geothermal energy in this way. The hot springs in Banff, Alberta, is a famous example of the direct use of geothermal heat at a resort.

Today there are other important emerging geothermal systems in Canada: including ground-source heat pumps. In most parts of Canada, the temperature of the earth at a depth of a metre or two is fairly constant, at between 5° and 12° C throughout the year. This means that the ground is warmer than the outside air in the middle of winter

and cooler during mid-summer. Ground-source heat pumps take advantage of this difference. Using a small series of buried pipes that circulate a liquid, they use the ground as a source of heat in the winter and as a "sink" to remove heat from the indoor air in the summer. Then using a small amount of electricity the warm/cool air is dispersed through the home.

Currently there are about 30,000 of these systems in homes across Canada. On average Canadians who use geothermal energy with a heat pump save 60% or more compared to other conventional systems. Heating domestic water can take up to 25% of your total energy cost. The heat pumps used at Cadence not only are energy efficient but also quiet.

Geothermal energy does little damage to the environment, it incurs less operational costs compared to any other type of heating system available in the market today. And since geothermal energy is a renewable resource we will never run out.



# B

## Bishop Hill

## Siteplan

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