

**EXCLUSIVE
PROMOTION**



ELEVATE YOUR HEALTHY, INTELLIGENT, SUSTAINABLE, MAINTENANCE-FREE HOME

For a limited time, when you commit to a firm purchase agreement with a 25% deposit, you'll receive these exclusive upgrades at **no extra charge**:

■ **Extended Building Envelope Warranty**

Extend your home's building envelope warranty coverage from 5 years to 7 years.

■ **Exterior Plywood Sheathing**

Boost your exterior sheathing with high-quality plywood, where applicable. Plywood is typically more vapour permeable which promotes better ventilation, it is 7% stronger than Oriented Strand Board (OSB) and it dries quicker, returning to its exact shape, which makes it less vulnerable to water damage.

■ **Honeywell Media Filter Cabinet F100**

Enhance your home's air quality with this air filter cabinet that captures airborne particles such as dust, smoke, mold spores, and pet dander. With a MERV 11 rating, it offers up to 40 times the filtration capacity of standard HVAC filters, effectively removing particles as small as 1 micron.

■ **FloorScore® Certified Hardwood Flooring***

Elevate your master bedroom and closet with the premium Divine Cosmopolitan Hardwood Flooring Collection. Its FloorScore® certification ensures that it meets strict indoor air quality standards, with low VOC (volatile organic compound) emissions, contributing to a healthier home environment.

**Maximum coverage of 250 sq. ft. of hardwood included with this promo.*

■ **Increased Appliance Allowance**

Increase your appliance allowance from \$15,000 to \$20,000.

■ **Primary Ensuite Curbless Shower**

Enhance your primary ensuite with a modern, curbless shower.



NewWestLuxury.com

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■ **Healthy, Intelligent Technology Package***

Receive a comprehensive home automation system tailored to your daily routines that allows you to effortlessly manage your home with intuitive touch or voice controls. Smart home alerts will notify you of any environmental monitoring and security concerns, including humidity changes, water leaks, smoke, carbon monoxide, or motion detection. Lock and leave with confidence with the ability to remotely access and oversee your home 24/7 from anywhere in the world enhancing security and peace of mind.

Enrich your master bedroom with a comprehensive lighting control system featuring Circadian Lighting. This innovation mimics natural daylight patterns, promoting improved physical, emotional, and mental well-being. Additionally, the master ensuite will be illuminated with sleek 2-inch potlights, providing a clean and elegant design while emitting significantly more light than the standard 4-inch or 6-inch potlights. The upgrade also includes exterior home lighting controls. With the infrastructure already in place, you can easily expand the lighting control system to the rest of your home, ensuring a seamless and integrated lighting experience throughout.

Motorized shades in both the master bedroom and ensuite are also featured, offering effortless natural light control and privacy, while enhancing energy efficiency, and adding a touch of sophistication and ambiance. Together, the Circadian Lighting and motorized blinds create an environment that gently wakes you in the morning and helps you relax into sleep at night.

Take advantage of the designer upgrade which includes screw-less plates on all switches and outlets in the master bedroom and ensuite.

Plus, prepare your home for future enhancements with our included electrical allowance, featuring a generator-ready panel with an exterior connection and provisions for landscape lighting.

**No recurring subscription fee required!*

Don't Forget!

Our New West Luxury Custom Homes always include the following upgrades:

- Metal clad, triple-glazed low-E windows
- In-floor heating in the primary ensuite
- In-slab heat rough-in for the basement with two zones
- 72-gallon high-capacity water heater
- AC rough-in
- Landscape irrigation rough-in
- Solar ready

Secure your place in luxury today with our most generous promotion to date!

This offer is only valid until July 31st, 2024.

No substitutions or credits will be provided.

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 **newwest**
LUXURY HOMES