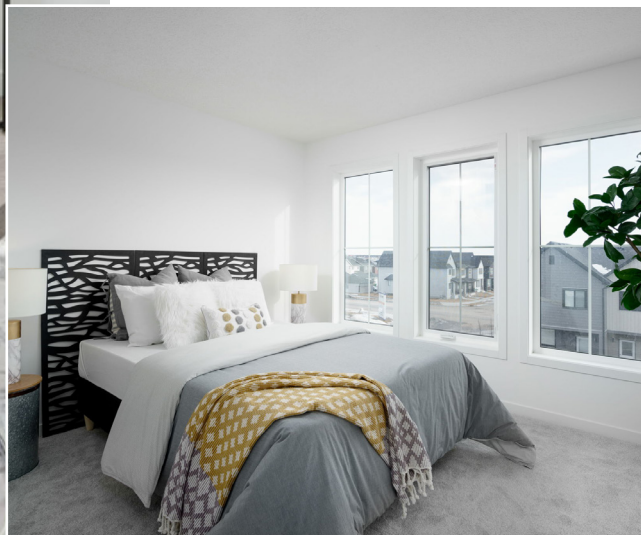




**SOUTH POINT**  
A MASTER PLANNED COMMUNITY



**BACK  
TO BACK  
TOWN  
HOMES**





# SOUTH POINT

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## SITE PLAN PHASE 4





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# FEATURES BACK TO BACK TOWNHOMES

### ONE-OF-A-KIND COMMUNITY

- The entire South Point community is built by Vesta Properties resulting in an architecturally controlled master-planned community; residents benefit from the carefully planned and consistent mix of home styles
- 12 acres of parkland, a playground and recreational amenities are woven throughout the community
- A brand new elementary school planned for 2019 will be located within the South Point community
- Walk to Airdrie's new South Transit Terminal Station, shopping, parks and schools
- Only 30 minutes to downtown Calgary and 15 minutes to the airport

### FIRST IMPRESSIONS THAT LAST

- The unique collection of 2-bedroom + flex and 3-bedroom back-to-back townhomes blends the classic architecture with country farmhouse and craftsman styles, creating upscale exteriors with a touch of old-world charm.
- The skillfully designed homes offer extensive detailing such as broad roof profiles with overhangs, front-facing gables, beautifully designed dormers, and welcoming front porches.
- Spacious side-by-side garage can accommodate 2 cars with additional parking space in the outdoor stalls in front of the garage.
- Fully landscaped front and back yards

### BEAUTIFULLY DESIGNED HOME

- Spacious open concept floor plans strategically designed to utilize every inch of the living space.
- Stunning and low consumption pot lights and ceiling and wall fixtures.
- 9-foot ceilings throughout the main floor.
- Oversized windows that take advantage of the natural sunlight to brighten your home.
- Elegantly designed interiors featuring designer-selected colour palettes.
- Stylish 3" baseboards and 2" window and door casings.
- Beautiful interior doors with stylish chrome hardware across the home.
- Spacious master bedrooms feature a deluxe ensuite bathroom and a large walk-in closet.
- Rich wide-plank designer laminate flooring throughout the main living space; plush carpeting in bedrooms.

### GOURMET KITCHENS

- Spacious center island with quart countertops.
- A double basin stainless steel sink with a sleek chrome pull-out vegetable sprayer.
- Modern flat panel kitchen cabinets of 36" (uppers) and modern metal chrome handles.
- Designer-selected full tile backsplash
- Convenient storage features include pot drawers and full depth cabinets over fridge.
- Premium stainless steel kitchen appliances.

### SPA-INSPIRED BATHROOMS

- Deep soaker tub with handset tile surround.
- Elegant Delta chrome faucets
- Modern flat panel cabinets with stylish countertops
- Convenient powder room on main floor complete with pedestal sink.
- Private master ensuite features a deluxe shower and full-width vanity (some plans)

### ULTIMATE IN COMFORT AND SECURITY

- Cozy, warm, and quiet R-22 insulation in the walls and R-50 in the ceiling.
- 92% high efficiency forced air furnace.
- Heat Recovery Ventilation (HRV) systems in all homes.
- High efficiency electric 50-gallon hot water tank.
- Double-glazed energy efficient Low-E windows.
- Built-in smoke detectors and carbon monoxide detectors for your safety.
- Deadbolt lock and viewer on front entry door.
- Thermostat.
- Laundry hook-up (main or upper floor).

### PEACE OF MIND

- Built by Vesta Properties, a reputable builder/ developer with over 32 years of industry experience building over 5,000 homes in award-winning neighbourhoods across BC and Alberta.
- All homes are backed by Vesta's full time service department.
- Certified new home warranty provided by National New Home Warranty.

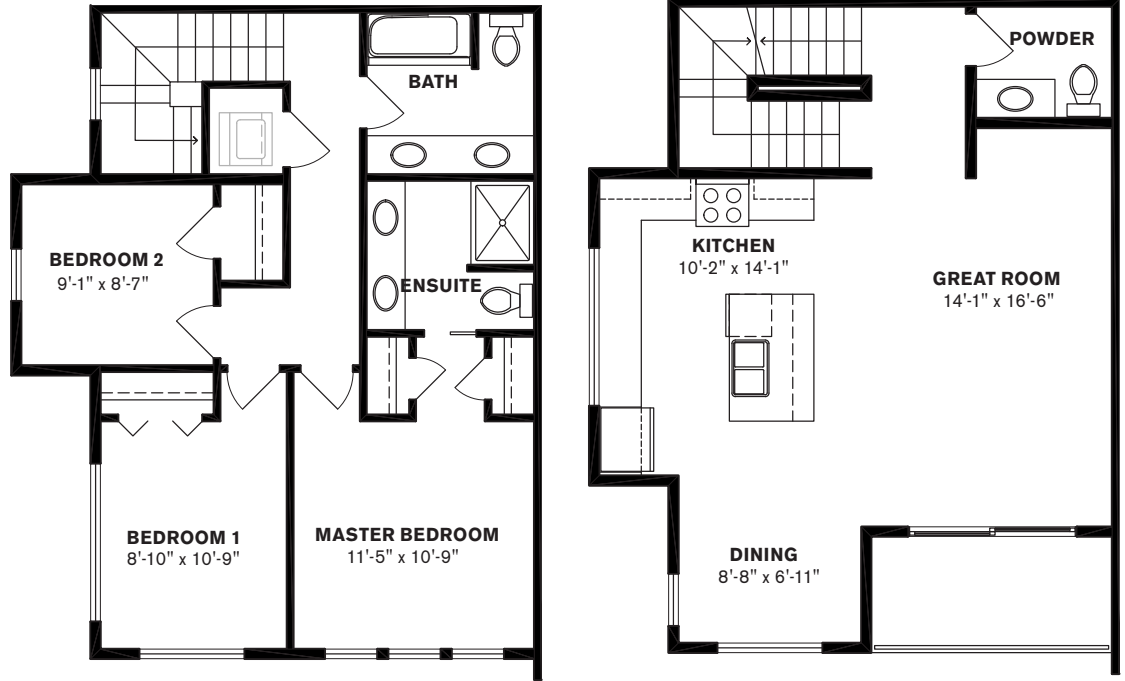
### CUSTOMIZE YOUR HOME

- Personalize your home by choosing from 3 professionally designed colour palettes to reflect your individual taste and style.
- Upgrade from our list of customization options.



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**SECOND** 645 SQ.FT.

**MAIN** 651 SQ.FT.

## THE ASHTON

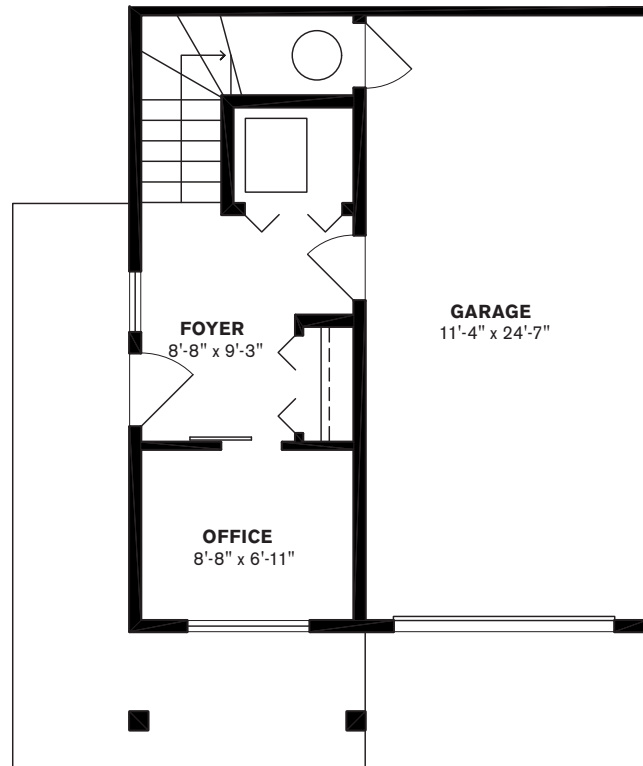
1,540 SQ.FT.

3 BEDROOM

+ OFFICE

2 BATHROOM

GARAGE 298 SQ.FT.



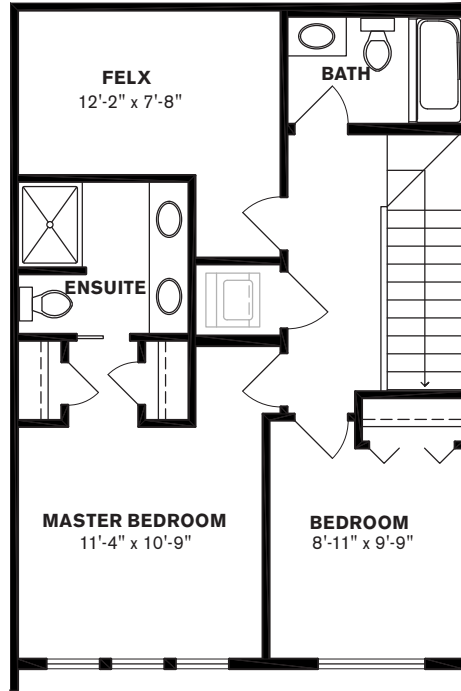
**LOWER** 244 SQ.FT.

**GARAGE** 298 SQ. FT.

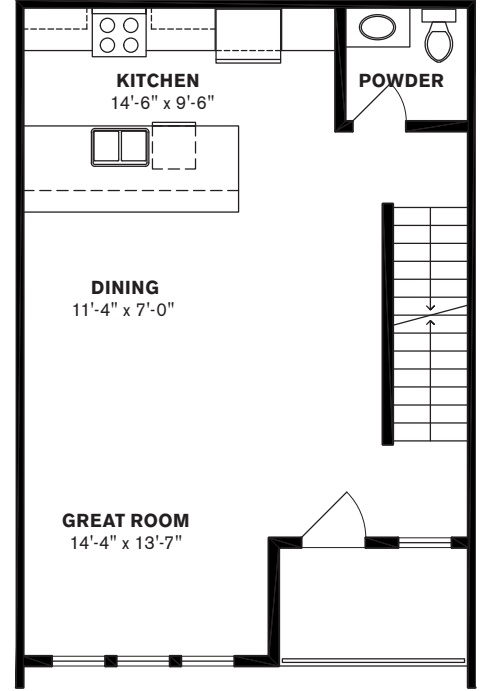


# SOUTH POINT

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**SECOND** 617 SQ. FT.



**MAIN** 609 SQ. FT.

## THE CALLAHAN

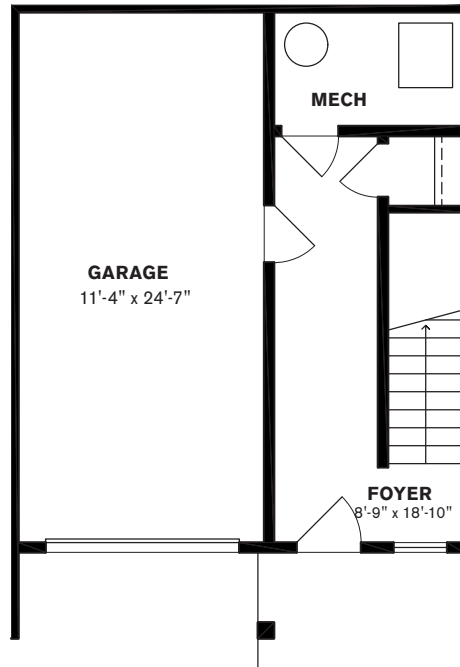
1,470 SQ.FT.

2 BEDROOM + FLEX

+ OFFICE

2 BATHROOM

GARAGE 298 SQ.FT.



**LOWER** 244 SQ. FT.  
**GARAGE** 298 SQ. FT.