

# SUITES AT ROYAL BAY PIPIT PLACE



**SITE PLAN/FLOOR PLANS/FEATURE SHEET**

**[SUITESATROYALBAY.COM](https://suitesatroyalbay.com)**

**ROYAL BAY**

WESTSHORE  
NEW HOMES



by south island  
HOME TEAM

**VERITY**  
CONSTRUCTION  
QUALITY CONSTRUCTION. TRUSTED SERVICE.

# SUITES AT ROYAL BAY PIPIT SITE PLAN



\*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications, and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change depending on municipal approval. All dimensions may vary due to site conditions and are accurate within 1M (3.28 ft) Read Yaw dimensions are accurate to within 1.83M (6 ft) Heights of retaining walls will vary pending geotechnical engineering. Fence and retaining wall location is pending geotechnical approval.

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**LOT 37**  
**3320 PIPIT PLACE**  
**SPINNAKER TRADITIONAL**

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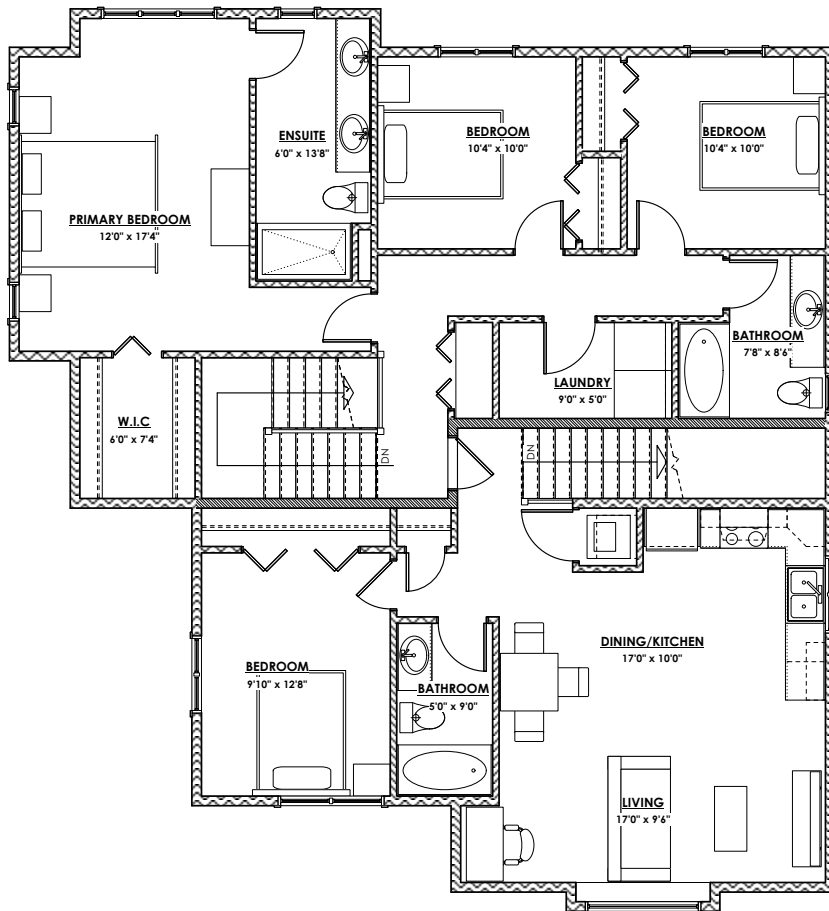
Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending municipal approval.

Retaining Wall construction types:

- Non-mortared boulder wall
- Concrete Cast in place wall
- Pre-cast masonry landscape wall

Retaining walls will be designed, placed and constructed in the sole discretion of the developer.

Furniture as shown on plans are for layout purposes only and are not included in the sale.



**Initials Required**

○ ○ ○ ○

<b>LIVING AREA</b>	
Primary:	3051 sq.ft.
Suite:	698 sq.ft.
Total:	3749 sq.ft.

<b>OTHER</b>	
Garage:	410 sq.ft.
Ext Storage:	49 sq.ft.

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**LOT 37**  
**3320 PIPIT PLACE**  
**SPINNAKER TRADITIONAL**



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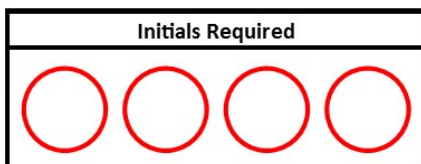
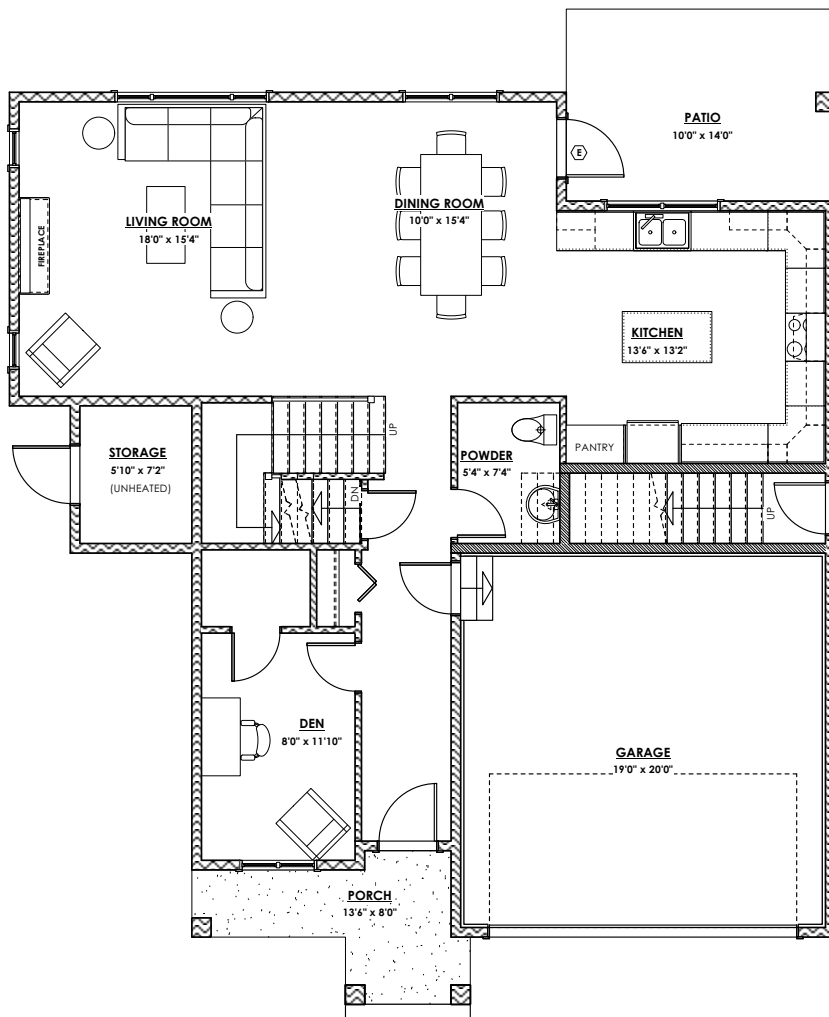
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**MAIN FLOOR**  
1088 sq.ft.

LIVING AREA	
Primary:	3051 sq.ft.
Suite:	698 sq.ft.
Total:	3749 sq.ft.

OTHER	
Garage:	410 sq.ft.
Ext Storage:	49 sq.ft.

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**LOT 37**  
**3320 PIPIT PLACE**  
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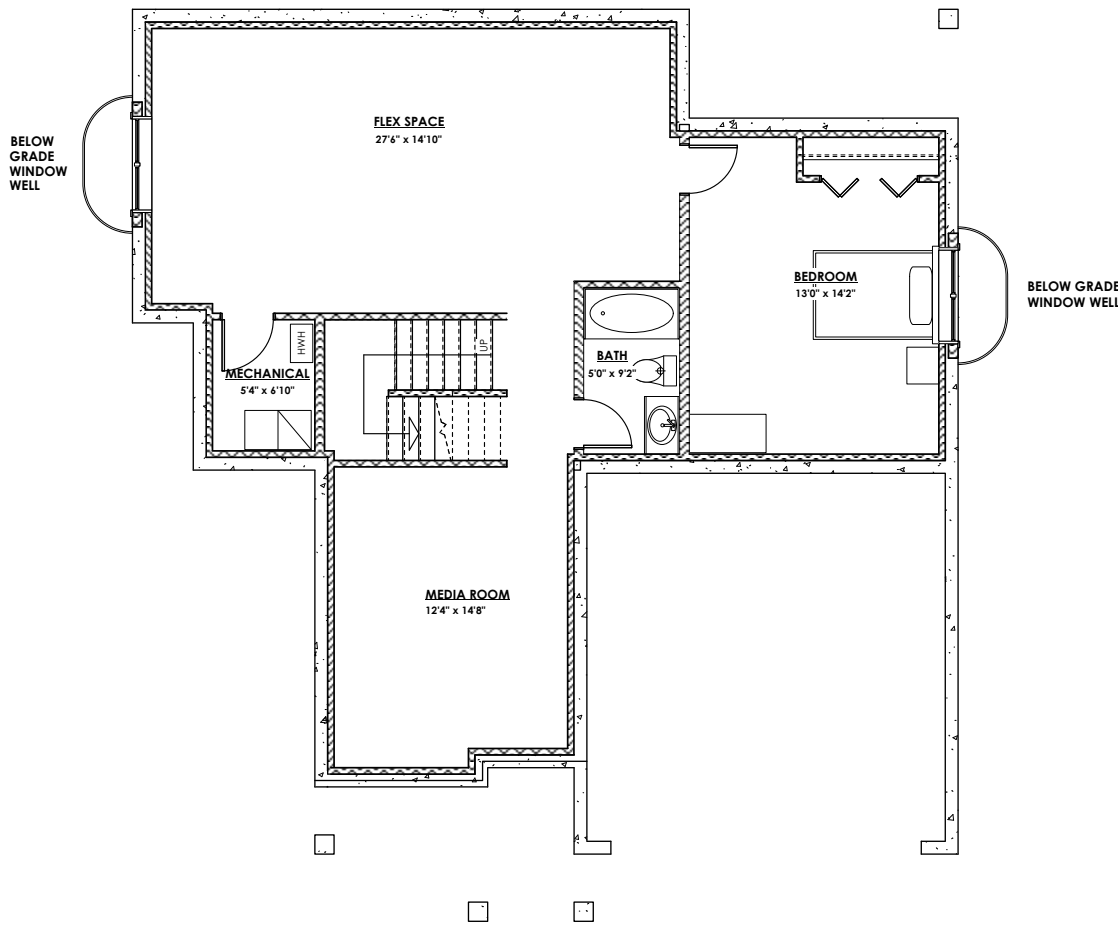
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**LOWER FLOOR**  
 1137 sq.ft.

**Initials Required**

○ ○ ○ ○

<b>LIVING AREA</b>	
Primary:	3051 sq.ft.
Suite:	698 sq.ft.
Total:	3749 sq.ft.

<b>OTHER</b>	
Garage:	410 sq.ft.
Ext Storage:	49 sq.ft.

QUALITY CONSTRUCTION. TRUSTED SERVICE.

**LOT 38**  
**3323 PIPIT PLACE**  
**SPINNAKER COASTAL**

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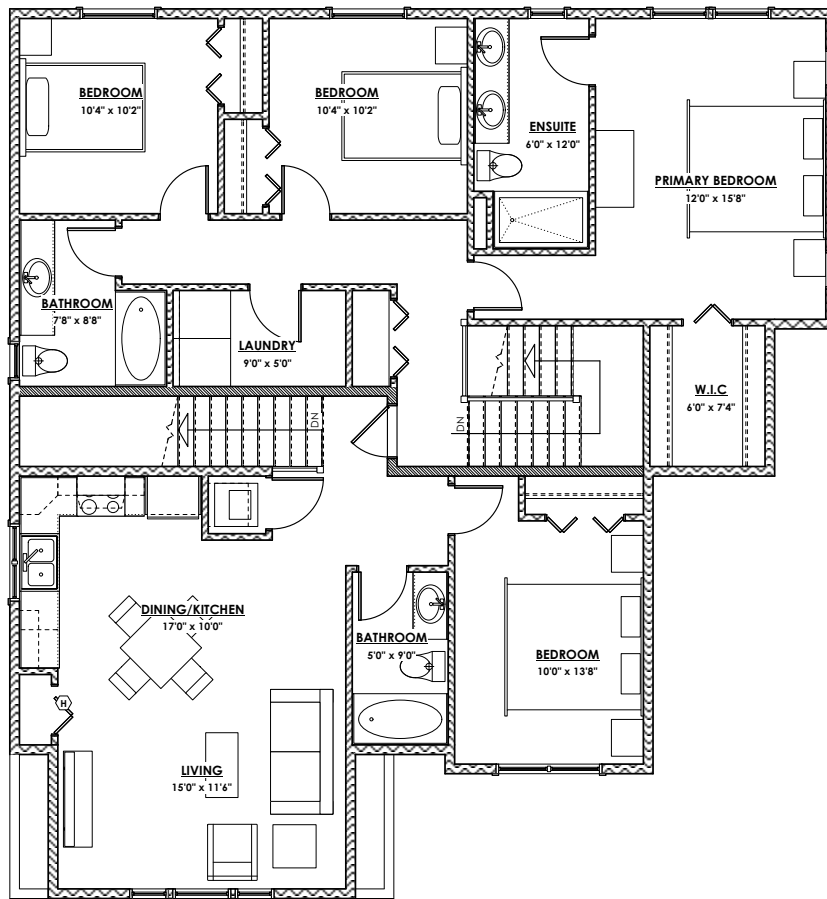
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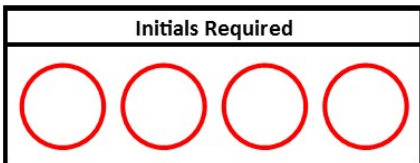
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<b>LIVING AREA</b>	
Primary:	3036 sq.ft.
Suite:	705 sq.ft.
Total:	3741 sq.ft.

<b>OTHER</b>	
Garage:	420 sq.ft.
Ext Storage:	49 sq.ft.

**UPPER FLOOR**  
 1511 sq.ft.



QUALITY CONSTRUCTION. TRUSTED SERVICE.

**LOT 38**  
**3323 PIPIT PLACE**  
**SPINNAKER COASTAL**

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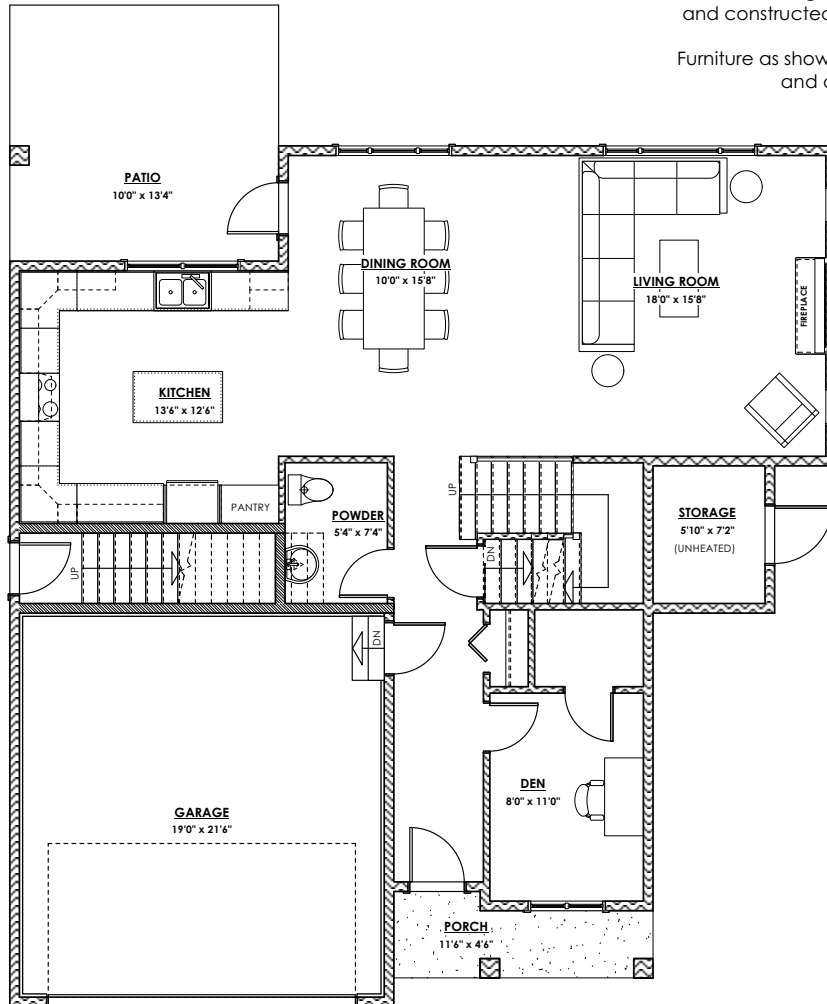
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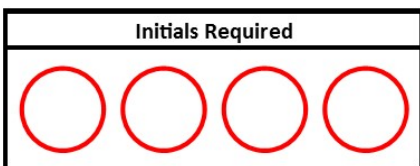
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<b>OTHER</b>	
Garage:	420 sq.ft.
Ext Storage:	49 sq.ft.

**MAIN FLOOR**  
 1084 sq.ft.



QUALITY CONSTRUCTION. TRUSTED SERVICE.

**LOT 38**  
**3323 PIPIT PLACE**

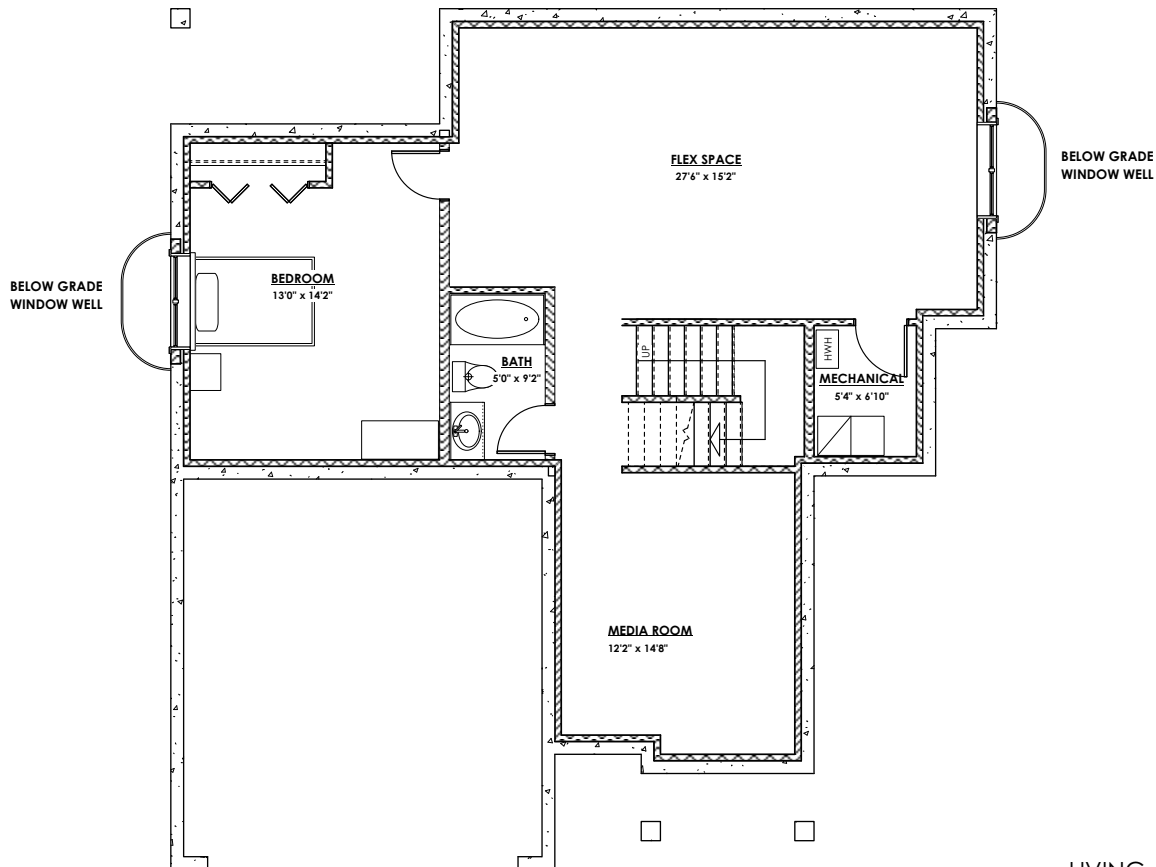
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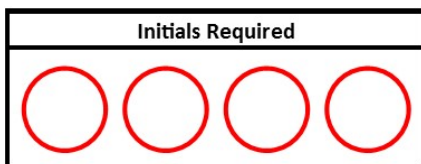
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<b>OTHER</b>	
Garage:	420 sq.ft.
Ext Storage:	49 sq.ft.

**LOWER FLOOR**  
1146 sq.ft.





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**LOT 39**  
**3327 PIPIT PLACE**  
**SPINNAKER CRAFTSMAN**

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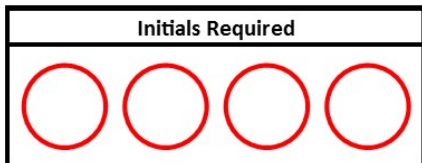
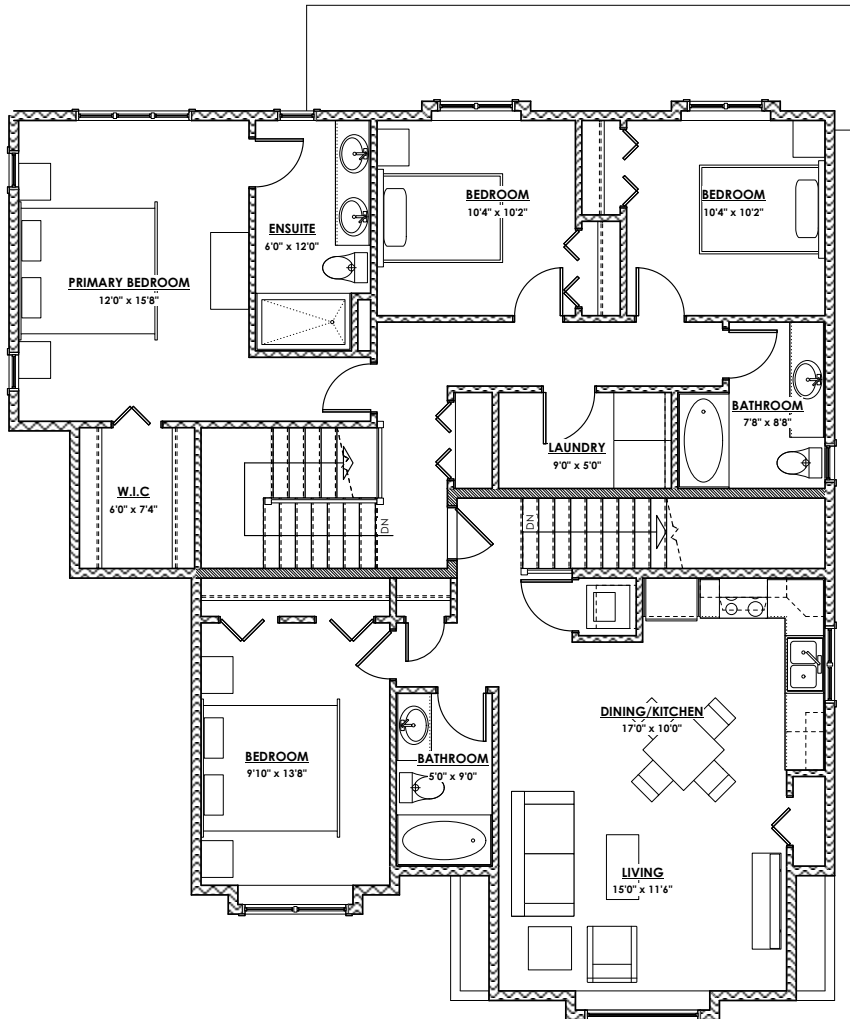
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**UPPER FLOOR**  
1529 sq.ft.

LIVING AREA	
Primary:	3050 sq.ft.
Suite:	723 sq.ft.
Total:	3773 sq.ft.

OTHER	
Garage:	450 sq.ft.
Ext Storage:	49 sq.ft.

QUALITY CONSTRUCTION. TRUSTED SERVICE.

**LOT 39**  
**3327 PIPIT PLACE**  
**SPINNAKER CRAFTSMAN**



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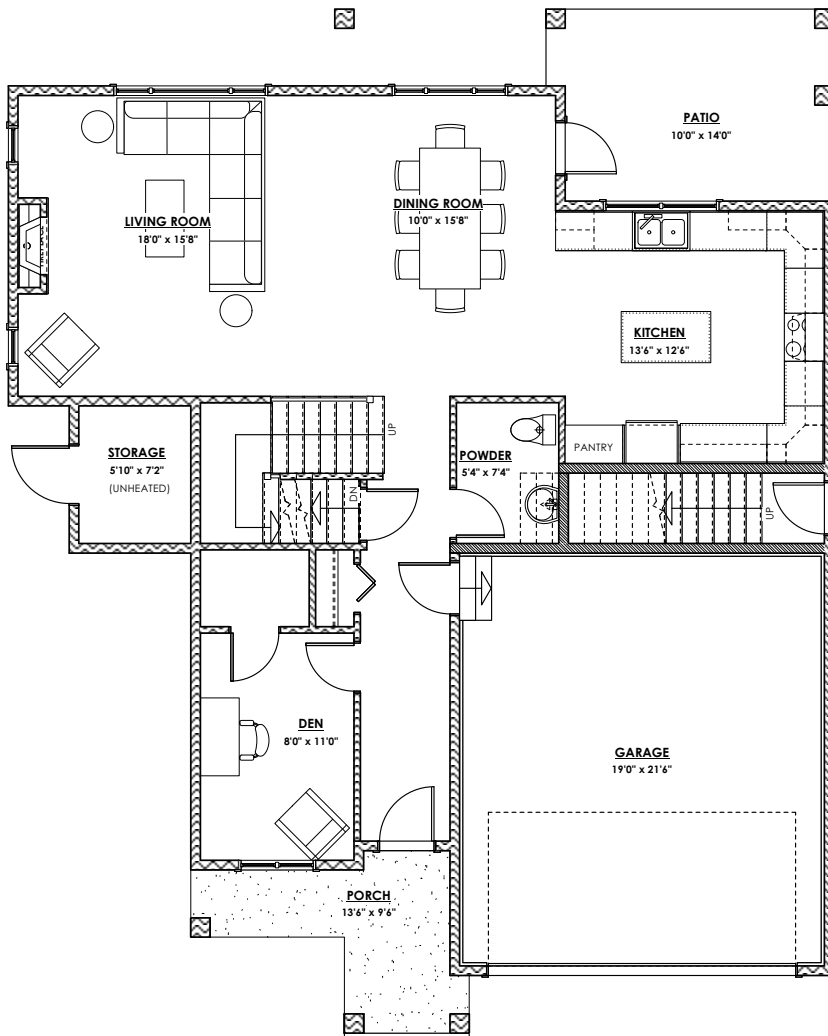
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**Initials Required**

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**MAIN FLOOR**  
 1098 sq.ft.

<b>LIVING AREA</b>	
Primary:	3050 sq.ft.
Suite:	723 sq.ft.
<b>Total:</b>	<b>3773 sq.ft.</b>

<b>OTHER</b>	
Garage:	450 sq.ft.
Ext Storage:	49 sq.ft.

QUALITY CONSTRUCTION. TRUSTED SERVICE.

**LOT 39**  
**3327 PIPIT PLACE**  
**SPINNAKER CRAFTSMAN**

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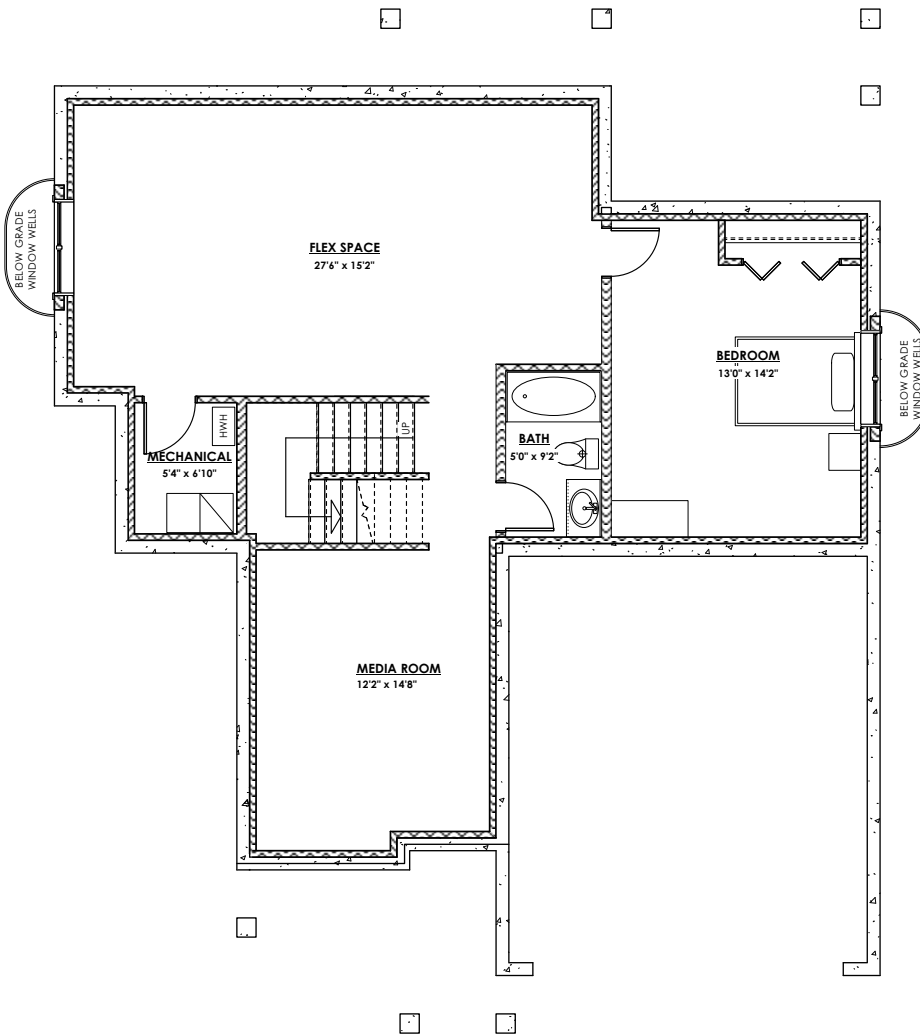
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**Initials Required**

○ ○ ○ ○

**LOWER FLOOR**  
1146 sq.ft.

<b>LIVING AREA</b>	
Primary:	3050 sq.ft.
Suite:	723 sq.ft.
Total:	3773 sq.ft.

<b>OTHER</b>	
Garage:	450 sq.ft.
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## PIPIT PLACE

### STANDARD FEATURE SHEET

Verity was founded in 2004, we are locally owned and operated. Verity has years of extensive building and project management experience with a customer focus on providing excellent service. Our professional and experienced team provides reliable service and quality results. Specializing in Construction Management and General Contracting for residential, commercial and industrial projects, we have built and managed over 1000 homes, condominiums, office buildings and more. With superior project management experience, our team has developed a strong reputation in the West Shore community built on trusted quality and service.

### INSPIRED INTERIORS

- Colour scheme designed by Dawn Garneau of Award Winning Nygaard Interior Designs
- High volume, 9ft tall ceilings on main floor
- Stylish and discrete 2" urban faux wood collection blinds
- Durable 100% BCF Sol. Dyed carpeting in bedrooms and den\*\*
- High quality 12mm laminate flooring; environmentally friendly and carries 25 years warranty in the living areas
- Quality trim package throughout the home
- Large windows for plenty of natural light
- Sleek, gas fireplace with blower fan
- Painted artisan solid wood banister and railings\*\*
- LED lighting in the bedrooms, halls, laundry, walk in closet and living room
- Custom wood organizer in master bedroom walk in closet
- Convenient wire shelving in bedroom closets
- Built Green Certified

### EASY LIVING

- Energy Star high efficiency gas furnace with thermostat, providing comfortable heating

- Hot water on demand with recirculation line to deliver hot water to faucets quickly which conserve water and energy
- Fridge water line connected
- Standard rough in for gas range and BBQ outlet
- Fiber Optic telecommunications network connected to a smart panel
- 2 cable and 3 telephone outlets
- Soffit plugs for Christmas lights
- Exterior weatherproof plugs
- Conduit for future solar panel connection on roof
- Carbon monoxide & direct wire smoke detectors as per BC Building Code
- 200 AMP service
- Laundry room and WIC include motion activated lights

### GOURMET KITCHENS

- Your choice of 2 options of durable quartz countertops with backsplash
- Black pull-down faucet with Power Clean technology
- Stylish pendant fixture over kitchen island
- Sleek undercabinet LED puck lights
- Cabinet doors and sliding drawers with soft-close hardware
- Undermount 18-gauge stainless steel sink
- Premium stainless-steel appliance package including:
  - 4 Element Slide-In Electric Range
  - Energy Star refrigerator
  - Energy Star dishwasher with touch control
  - Inverter Stainless Steel Microwave Oven

### BEAUTIFUL BATHROOMS

- Elegant quartz countertop in all bathrooms
- Luxurious tile flooring in the ensuite and main bathroom
- Decorative polished chrome towel bars and paper holders
- Soft close toilet seats in the main house

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## LAUNDRY

- Dedicated laundry room\*\*
- Front-load dryer and Energy Star washer
- Laminate countertop above laundry appliances\*\*
- Main house laundry with tile flooring

## CURB APPEAL

- Multi-level homes with double garages
- Private and easy-care yards
- Large oversized patios on all homes for outdoor living
- Pre-coloured fibre cement exterior siding, carrying a 15 year warranty
- Cultured Stone Accents\*\*
- Energy efficient double-glazed vinyl windows with argon gas
- 30 year warranty laminated fiberglass roofing shingle system with R-40 roof insulation
- Concrete driveways
- Two remote control devices for automatic garage door access
- Professionally landscaped yards with in-ground irrigation
- R-20 wall with 6 mil. polyurethane and acoustical sealant for your comfort
- Wall and ceilings of garages are insulated, drywalled and painted
- Unstained cedar panel rear and side fencing up to the rear corner of the house are included; gates and panels to fully enclosed yards are available as an upgrade

## SUITES\*\*

- One onsite parking space
- Suites primarily placed over the garage area
- Laminate flooring in the main living areas and carpet in bedroom(s) and linoleum in bathroom
- Quartz countertops in the kitchen & bathrooms
- Inclusive Energy Star appliance package (stainless steel):
  - Electric ceramic top range
  - Fridge with freezer
  - Energy Star dishwasher with touch control\*\*
  - Hood fan

- Electric stacked laundry center
- Cable and telephone in living room

## PEACE OF MIND

Verity Construction's Homeowner Support

- Multiple Award-Winning Company, including Best Customer Service, Built Green Builder of the Year; and too many more to list – please visit our website for more information
- After framing, each home will have a rough-in walk through and lot orientation on-site
- Final walk through prior to occupancy
- In-house customer service department
- Emergency service support

## WARRANTY

Travelers' 2-5-10 New Home Warranty

- 2 year materials and labour warranty
- 5 year building envelope warranty
- 10 year structural defects warranty

## OPTIONS

- Options and upgrades for your new home are available

\*Due to the nature and sensitivity of environmental requirements for healthy and long lasting sod, buyers discretion is advised should sod be chosen. Developer does not, under any circumstance, guarantee or warranty sod.

\*\* if applicable

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