



TOWNHOMES IN COMOX

BY Benco Ventures

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THE FEATURES

Welcome to Urban Corner

- 3 storey townhomes located on the corner of Comox & Courtenay on Vancouver Island
- Modern spacious open Concept floorplans for today's living, along with select Mixed Use space, and fully accessible homes
- Ideal stay at home & convenient storefront opportunities available on a select 14 townhomes (Plans A & B)
- Urban styling with durable Hardie Board and statement exterior Finishes, including oversize windows
- Enjoy personal outdoor space with patios and all units with spacious decks complete with 60mm vinyl decking & aluminium & privacy glass railings & some with two (Plan C)

Inviting Interiors

- Well laid out 2 & 3 bedroom homes with bonus flex rooms, or Mixed Use space (Refer to Plan) designed to maximize livability
- Choice of two tasteful color schemes, Urban Cool or Urban Warm. Each a play of natural warm wood tones, and modern sleek finishes
- Lofty 9' ceilings on various floors with upgraded smooth painted ceilings
- Modern lighting including extensive use of recessed LED pot lighting and handy task lighting
- Durable and comfortable wide plank vinyl flooring with textured wire brush finish, for the beauty of real wood with simple function and care throughout the main living areas, while upstairs comfortable neutral carpet
- Walls, baseboards & casing all painted with high quality low VOC paint in pleasing color tones
- Built-in storage with solid shelving throughout the homes including walk-in-closet with shelves and organizers
- Finishing package with levers & a minimum 5 ¼" baseboard & complimentary window & door trim

Feature kitchens & bathrooms

- Ample Benco custom cabinetry with modern slab door square edge, or shaker cabinetry with soft close hinges and drawers
- Solid slab quartz counters, each kitchen with large Island or Peninsular for entertaining or at home living
- Interior convenient fittings include pull out waste & recycling drawers with bins, and solid utensil dividers
- Undercabinet lighting for ambiance and foodprep with backsplash tile to underside of cabinetry for easy clean up, and elegant design
- Double stainless steel sink with hi-arc kitchen faucet with pull down spray
- Polished brand name chrome bathroom faucets & trim package
- White porcelain undermount sinks and solid slab quartz counters & backsplash, many with dual sinks (refer to individual plans)
- Bathrooms showcase durable tiled floors; a tasteful mix of textures and finishes (refer to packages)
- High-efficient low consumption toilets with elongated bowls at comfort height and soft close seats
- Finished with mirrors, glass showers doors & matching hardware

Efficiency, Health & Convenience

- Low E and Argon Gas windows
- Forced air Hi-efficiency natural gas heating
- Additional Heat Pump as standard for summer cooling (Select townhomes - verify); upgrade available for others
- On demand natural gas Hot Water system
- Insulated garage doors with remotes & keypad included
- EV Charging Rough-in for electric car
- Built-in Vacuum rough in included with complete package available
- Central Media Panel with Cat5 wiring for internet, phone and TV
- Homes include individual outdoor electrical outlets, hose bibs and barbeque hook-ups with quick connect boxes
- Hardwired smoke & CO2 detectors
- Benco Homeowner care with proven quality builder with 20 plus years & hundreds of homes in the Comox Valley backed by the 2-5-10 Year Home Warranty Program