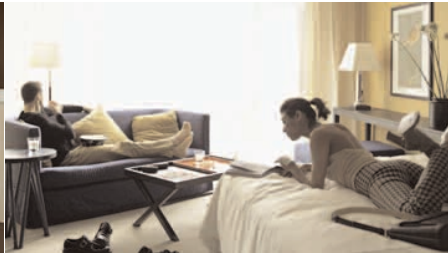
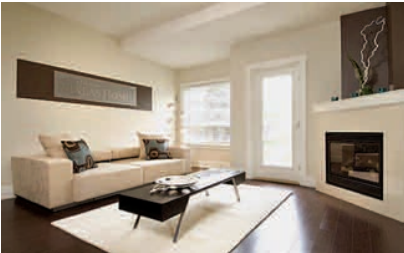


the VIRIDIAN WEST 35th

1935 - 35th St SW Eight Town Homes



the VIRIDIAN WEST 35th FEATURES

- 8 spacious town homes
- Contemporary designs complemented by modern finishes and fixtures throughout
- Convenient inner city location 5 minutes from downtown
- Presentation centre 1520 - 27th Ave SW
- Fall 2007 Possession

the CERULEAN *Preselling soon*

Watch for the Cerulean – 16 unit townhome complex located at 1715 - 27th Av SW



403 770-4700 niklasgroup.com

NIKLAS
GROUP

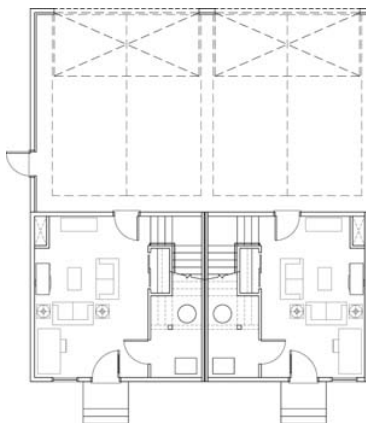
home FEATURES

- 8 Contemporary Units
- Exclusive contemporary town home project
- Located in an awesome and quiet Killarney location
- Our standard package includes exotic hardwood floors, contemporary cabinets, granite kitchen counters and modern light and bathroom fixtures
- Large windows allow for lots of natural light from morning till night

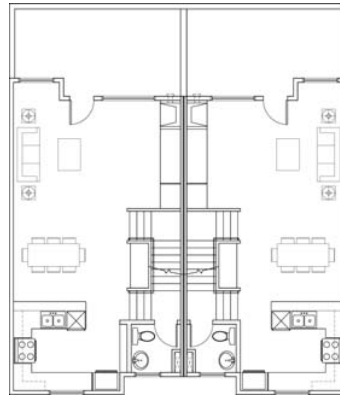


- QUIETROCK party wall for the ultimate technology in soundproofing
- Spectacular landscaping package
- Spacious and open 2 bedroom plans
- Each bedroom equipped with its own Master Ensuite
- Attached garage for four units
- Home office for four units
- Acrylic Stucco
- Available for Fall Possession 2007

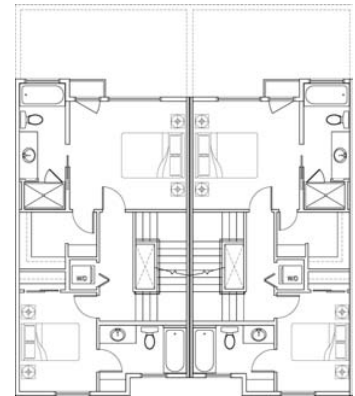
This plan is shown for illustrative purposes only and is subject to change



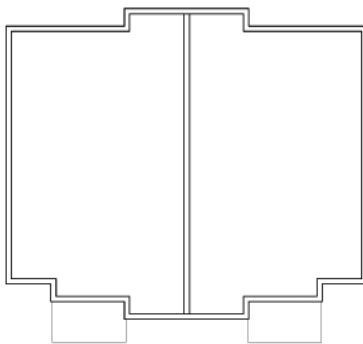
GROUND LEVEL-Rear



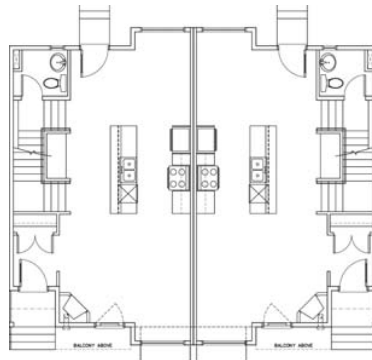
SECOND FLOOR-Rear



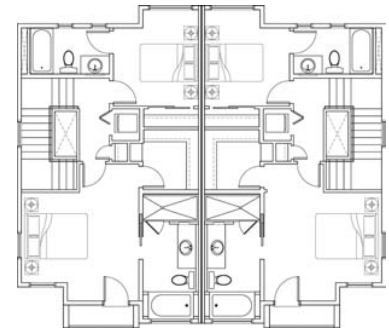
THIRD FLOOR-Rear



Undeveloped
LOWER LEVEL-Front



MAIN FLOOR-Front



SECOND FLOOR-Front

NIKLAS

G R O U P

T 403 770-4700 www.niklasgroup.com

the Viridian West 35th

1935 – 35 St SW Eight Town Homes

HOME FEATURES

- 8 CONTEMPORARY HOMES 5 MINUTES TO DOWNTOWN
- SMOOTH ACRYLIC TWO TONE STUCCO ON THE EXTERIOR WITH CEDAR ACCENTS
- 2 BEDROOMS WITH 2 MASTER ENSUITES AND POWDER ROOM ON THE MAIN LEVEL
- THE KITCHEN INCLUDES GRANITE COUNTERTOPS AND BREAKFAST BAR, A TILED BACKSPLASH AND STAINLESS STEEL APPLIANCES FEATURING A GAS STOVE
- UPGRADED HIGH EFFICIENCY FURNACES
- A MIXTURE OF EXOTIC WALNUT FLOORING ON THE MAIN FLOOR AND BERBER CARPET WITH 8 LBS UNDERLAY ON THE REMAINING FLOORS
- IMPORTED ITALIAN PLUMBING FIXTURES THROUGHOUT
- MASTER BEDROOM PRESENTS A DECK TO THE OUTSIDE, A SPACIOUS WALK-IN CLOSET THAT INCLUDES AN MDF CLOSET ORGANIZER AND A TILED SHOWER WITH A SOAKER TUB
- QUIETROCK PARTY WALL FOR THE ULTIMATE TECHNOLOGY IN SOUNDPROOFING
- ROUGHED IN FOR VACUUM & SECURITY SYSTEM
- CAT 5 WIRING THROUGHOUT
- FIREPLACE LOCATED ON THE MAIN ENTERTAINMENT LEVEL
- GAS BARBEQUE OUTLET
- LARGE WINDOWS THAT ALLOW FOR NATURAL LIGHT
- 4 HOMES HAVE AN OFFICE OPTION OR A 610 SQ FT UNFINISHED BASEMENT
- SINGLE CAR GARAGE
- LARGE WEST FACING BALCONIES ON THE REAR HOME PLANS
- FALL 2007 POSSESSIONS