

Company Name: Tectonica Management Inc.

Project Name: Duo Townhomes

Project Value: \$17,500,000.00

The Duo Townhome development concept centers around the idea of downsizing without downgrading and allowing two people to share a beautiful space without compromise. The goal of the site plan was to create a sense of community with a circular orientation and a landscape feature at the center of the property that could serve as a place for neighbors to connect. The project consolidated 3 existing lots with single family homes into one property with 6 buildings and a total of 20 individual units. The development was able to significantly increase density while also improving the neighborhood aesthetically with a modern west coast design for the exterior of the buildings.

The interior design goal for the seven, two-story "Duo" units was to create two equally impressive primary bedrooms with spacious closets and ensuite washrooms where two people can live together without compromise. There are two "Duo" floor plans with approximately 2,000 sq ft of living space. Three Duo units feature a bonus "flex" room on the upper floor with a large, covered balcony adjacent to it for a seamless feeling of interior and exterior living spaces and increased flexibility of use. These units also feature a primary bedroom on the main floor. The second Duo floor plan features a single, larger living room on the lower floor with two primary bedrooms on the second floor, each with it's own spacious balcony. Both Duo floor plans include a den on the main floor.

The 13 single-story units provide a level entry living space for those who may have mobility challenges or simply wish to have a smaller living space than the Duo units offer. These units are all two bedroom plus den units. Two interior design color palettes are available throughout the development. The Birch design offers a modern contrast with a light and airy feel, and the Arbutus theme offers organic and earthy tones.

All units at Duo Townhomes feature upgraded sound separation between units, customizable and energy efficient heating and cooling systems with multiple temperature zones, oversize windows, gas fireplaces, spacious single car garages with EV charging, 40" crawl spaces under the entire units for additional storage, and high-end finishes throughout the units. The exterior is a modern west coast design featuring quality, low-maintenance material choices including stucco, stone, hardi plank and a wood-look, PVC product for soffits and deck cladding. Each unit has a concrete patio off of the living/dining area with privacy screens and beautiful landscaping to allow occupants to enjoy a comfortable and private outdoor experience.