

Luxurious Fine Features

ELEGANT EXTERIORS

- Architecturally designed with Stone, Brick, Stucco Accents
- **One (1) Car Long Driveway**
- 2"x 6" Exterior wall construction.
- 9ft Ground and Second floor ceilings & 8ft Third floor ceilings.
- Modern Civic Address Plaque
- Tongue & Groove Subflooring with **Advanced** Engineered Floor Joist system, sanded and additionally screwed subfloors.
- Limited life (manufacturer's warranty), **High Grade** self sealing asphalt shingles and metal roofs, as per plans.
- Quality **Brick Pattern** Patio slab at entrances, Fully Sodded lot and Driveway Asphalt Paving.
- Upgraded roll up garage doors with **Glass Insert** at Side (Modern Style).
- 8 Ft **Insulated Front Entry** door with upgraded Hardware.
- **Granite** exterior **Door Sills** matching Building Façade.
- Durable, **Maintenance Free**, pre-finished aluminum soffits, eavestroughs and downpipes as per colour selection.
- **Advanced Spray Foam** insulation methods to garage, windows & doors to preserve heating temperature comfort.

DISTINCTIVE INTERIOR FINISHES

- Carpet Grade **Interior Staircase** throughout.
- 3 1/4" Provincial **Oak Post with Square Top**. Solid Provincial 1 3/4" oak picket, 2 3/4" oval oak handrail.
- **Smooth Ceilings** to Kitchen, Laundry Room and all Bathrooms. All other areas Stipple Ceiling.
- Quality **Modern Step Bevel Trim** package throughout with corresponding **Trim Accents**.
- Quality **Two Panel Smooth Interior Doors** with Satin Nickel hardware finishes.
- All drywall applied using screws, with minimum number of nails.
- Quality imported 12"x12" or 13"x13" ceramic **Floor Tiles** in all Entrances, Kitchens, Laundry & Bathrooms.
- Engineered **Hardwood** to Living Room/Dining Room from Builder samples.
- 35oz Carpet to Second Floor with quality underpadding.
- Professional Cleaning & Mandatory **Duct Cleaning** prior to Occupancy Move-In.

QUALITY KITCHENS

- Superior custom-styled furniture cabinetry with **Stone Counters** in Kitchen with Builders standard edge profile.
- Kitchen Island with **Breakfast Bar**.
- Heavy Duty receptacle for stove.
- Split electrical outlets at counter level for small appliances.
- Stainless Steel two-speed exhaust fan over stove location.
- Stainless Steel double undermount Kitchen Sink with Moen Arbor Modern Faucet.

LUXURY BATHROOM FEATURES

- **Quiet Zone** rated Exhaust Fans to all bathrooms and laundry area (where natural window ventilation is not provided).
- **Chrome Bathroom Accessories**.
- **Marble Jams** to stand up shower stalls on sides and base.
- **Polished Edge Mirrors** above all vanities.
- **Recessed Potlight** in all Stand up Shower stalls.
- **Privacy Locks** on all bathrooms.

ELECTRICAL & SECURITY

- **White Decora Style** switches and receptacles.
- **100 AMP Service** with circuit breaker panel.
- Pre-wiring **RG6 Cable TV** rough-in to Master Bedroom and Family Room.
- Rough in for **Central Vacuum** system provided.
- **CAT5 Telephone** rough-in to Kitchen and Master Bedroom.
- **Door Chime** to Front Entry supplied and Installed.
- Smoke/Carbon monoxide detector combo unit and strobe light unit (hard wired).
- LED Fixtures will be used for Exterior Site Lighting.

HEATING, VENTILATION & ENERGY EFFICIENCY PACKAGE

- **Drain Water Heat Recovery Pipe** systems.
- High efficiency **Gas Furnace** with ECM Motor.
- **Smart Programmable Digital Thermostats** located on main floor.
- Supply **Air Duct Joints Sealed** to increase Indoor air quality.
- **Heat Recovery Ventilator** included and installed to promote fresh air quality distribution throughout the home.
- Gas fired, power exhaust rental **Hot Water Tank**.
- **ENERGY STAR** Certified Low E Argon Vinyl Casement Windows.
- **Weather Stripping** on all Exterior Doors.
- **Air Balance** after occupancy for optimal comfort.
- Appliance Energy Star rated

