

FEATURES & FINISHES

EVERY HOME IS WELL-EQUIPPED ON THE INSIDE

- ▶ **Open concept bungalow plans with kitchen island (as per plan)**
- ▶ **Front entry door with glass insert and decorative muntin bars**
- ▶ **Deadbolts installed on all entry doors**
- ▶ Programmable thermostat on the main floor
- ▶ Whole home ventilation provided by an HRV system with direct venting in specified areas
- ▶ Smoke/carbon monoxide detectors included on all levels of the home and sleeping areas
- ▶ **Furnace is natural gas, high efficiency (96%)**
- ▶ **Kitchen exhaust vented to exterior**
- ▶ Light switches are white “designer” style
- ▶ Electrical outlet for future garage door opener
- ▶ **Interior door hardware is lever style**
- ▶ Interior walls finished with one coat of primer and two finish coats
- ▶ Two USB charger receptacles installed; one each in bedroom 1 and in the kitchen

INCLUDES GOURMET KITCHEN FEATURES

- ▶ Kitchen cabinet ‘uppers’ are 30” tall
- ▶ **Kitchen island** with doors and electrical outlet located on hall side of island (as per plan)
- ▶ Laminate counter tops
- ▶ Kitchen fitted with double stainless steel sink and single lever faucet
- ▶ Dishwasher plumbing installed under kitchen sink
- ▶ Sink faucets shall be chrome single lever and include a mechanical pop-up drain stopper
- ▶ **Standard stainless appliances included:**
 - Bottom freezer fridge
 - Freestanding electrical range
 - Microwave hood combination with electronic controls
 - Dishwasher

HAS ELEGANTLY DETAILED BATHROOMS

- ▶ 5’ tub/shower one piece unit is standard; shower only is 4’ (as per plan)
- ▶ Ceramic basin in vanity and water conserving, low flow round front toilets

- ▶ Polished edge mirrors over vanity in each bathroom
- ▶ Showers feature a pressure balance valve

IS BUILT USING SOLID CONSTRUCTION MATERIALS

- ▶ **Exterior walls framed with 2” x 6” wood studs**
- ▶ Interior walls framed with 2” x 4” wood studs
- ▶ **Floor sheathing shall be tongue and groove, glued and screwed to the joist system**
- ▶ Insulation ratings: exterior walls R-22 fibreglass batts, exterior crawl space walls are insulated to R-20
- ▶ R-60 insulation in flat ceiling areas and R-31 in sloped ceilings
- ▶ Roof eave prepared with **ice and water shield** and metal drip edge
- ▶ **Vinyl casement style windows, and include “Low-E” glazing**
- ▶ **Casing is 2¾” and baseboard is 4”**
- ▶ Each bedroom shall include a switched overhead light fixture
- ▶ California Knockdown Textured finish to ceilings throughout the home
- ▶ Bathroom ceilings will be smooth finish

THAT CARRY THROUGH RIGHT TO THE OUTSIDE

- ▶ Roof shingles backed by manufacturer’s warranty
- ▶ Vinyl siding and trim finishes
- ▶ Pre-finished aluminum soffits, fascia, eavestrough, and downspouts
- ▶ 36” wide front entry door, 6’ wide high rear-yard sliding-glass door system, and 36” door from garage to home
- ▶ Overhead garage door is 14’ or 16’ w x 7’-0” h (as per plan)
- ▶ **Covered front porches**
- ▶ Asphalt driveway
- ▶ Three exterior electrical outlets (*GFCI protected outlets per code*)
- ▶ Two exterior water taps, one at side and one in the garage
- ▶ Landscaping shall include topsoil, sod to the lot and a lamp post
- ▶ Home enrolled with the Tarion Warranty Corporation