

STANDARD HOME 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 fiberglass 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 2-3/4” 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

Sales Centre and Model Homes

246 Lake Breeze Drive, Goderich, ON N7A 0B1

T: 226-421-2431

BluffsAtHuronSales@parkbridge.com

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