

THE BLUFFS AT HURON

— A Parkbridge Community —

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 ERV/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
- ✱ Kitchen exhaust vented to exterior
- ✱ Light switches are white "designer" style
- ✱ Each home comes equipped with a 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:
 - Side-by-side 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 5' (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 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' H (as per plan)
- ✱ Covered front porches
- ✱ Asphalt driveway
- ✱ Two 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

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