



## EXTERIOR FEATURES - STANDARD SPECS

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- Fully sodded lot where applicable.
- 5" reinforced concrete driveway up to 800 sq.ft. broom finish.
- 48" wide entry walkway to the front.
- Poured concrete foundation walls at 8'-5" tall for extra basement height.
- Concrete basement and garage floor – garage floor includes control joints.
- 2x6 exterior wall framing with R22 fiberglass batt insulation, OSB wall sheathing, and 6mm poly vapour barrier.
- Spray foam in all floor system spaces, window and door headers.
- 9' walls on the main floor and 8' walls on the second floor (with 2 storey models).
- ¾" High-performance engineered floor sheathing glued and screwed to reduce floor noise.
- "Tyvek" house wrap to deliver superior performance against the elements.
- Flexible tape system around the exterior of windows and low expansion foam between the window frame and the rough opening.
- Pre-finished aluminum soffit, fascia and eavestrough.
- High-performance Hardie siding where applicable. To be determined with design.
- All exterior doors, steel insulated with the exception of one insulated fiberglass front entry door with multi-point locking hardware.
- Premium quality high elasticity exterior caulking colour matched to the siding and brick.
- Premium series factory finished sectional garage door with opener and one keypad.
- Brick masonry as per elevation drawings from approved builder selections.
- Limestone sills on all windows and doors where applicable.
- GAF Timberline HD premium Fiberglass shingles.
- Rear patio not included in base price – optional upgrade.

## INTERIOR FEATURES - STANDARD SPECS

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### Drywall

- All interior walls to be ½" drywall.
- Garage interior ½" drywall with one coat drywall compound and one coat of primer.
- All insulated ceilings control-density ½" board to prevent sagging.
- All shower and tub areas will have Densglass moisture resistant tile backer.
- Schluter Kerdi membrane applied behind the tile to ensure watertight seals in these wet areas.

### Electrical

- Choice between two pre-selected lighting packages.
- 200-amp automatic circuit breaker panel (location determined by vendor).
- Smoke/CO2/Strobe detectors on all floors and bedrooms per electrical code.
- 12 interior LED pot lights.
- Includes one electrical outlet on centre island in the kitchen.
- Includes valance lighting under the upper kitchen cupboards.

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## INTERIOR FEATURES CONTINUED

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### Electrical Continued

- Wiring for dishwasher and stove in kitchen. **Owner to purchase appliances separately.**
- Two weatherproof exterior electrical outlets with ground fault detectors.
- Sealed electrical boxes used on all exterior walls and ceilings.
- Freezer outlet in basement.
- Fans in all bathrooms vented to the exterior.
- "Decora" switches throughout.

### Plumbing

- Pressure balancing faucet in all showers.
- Undermount sinks in all bathrooms.
- Pre-selected Riobel fixtures in chrome.
- Stainless steel kitchen sink.
- Waterline rough-in for fridge in the kitchen.
- Stainless steel laundry sink.
- Two exterior frost-free lawn services hose bibs.
- 50-gallon water heater rental.
- Plumbing rough-in for 3-piece bathroom in basement.

### Mechanical Heating/Cooling

- High-efficiency furnace with a multi-speed, DC voltage blower for modulating fan speeds and digital thermostat.
- Lifebreath HRV (heat recovery ventilator).
- MERV 11 furnace filter.
- Central air conditioning.
- 50" electric fireplace insert.

### Flooring

- Wide plank engineered hardwood flooring in main floor hallways, living room, kitchen and powder room if applicable (Vendor samples).
- Mudroom/Laundry Room to have large format 12"x 24" ceramic tile (Vendor Samples).
- All 3- and 4-piece bathrooms will have large format 12" x 24" ceramic floor tile and Schluter Ditra tile underlay.
- Acrylic shower base with glass enclosure in Primary ensuite.
- Carpet (including hi-density underpad) in bedrooms, office, stairs and upstairs hallway if applicable (Vendor samples).
- Basement stairs to remain unfinished pine with pine handrail (two-storey models).



## INTERIOR FEATURES CONTINUED

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### Kitchen, Laundry & Vanity Cabinets

- Quality painted MDF kitchen, laundry, and vanity cabinets from Vendor selected manufacturers.
- Soft close hardware throughout.
- Kitchen design included for each model.
- Quartz countertops included in kitchen and bathroom vanities.
- Laminate countertops included in laundry room.
- Large kitchen islands and 8' upper cabinets are standard in every model.

### Interior Trim Finishes

- Stairs to the second floor – closed riser type poplar construction with black aluminum spindles, Contempra post, and handrail.
- 800 series, 6'8" interior doors throughout.
- 5-1/4" MDF step baseboard throughout the main floor and second floor if applicable.
- 3-1/2" MDF step casing on all doors and windows.
- Taymor door hardware in chrome.

### Paint

- Semi-gloss paint on all doors, window casing and trim.
- All walls painted in latex flat.
- Maximum of two colour choices for walls and one trim colour.
- Deep base colours are an additional \$450 per room.
- All ceilings in living areas to have a knock down textured finish, with exception of bathrooms and closets.
- Stain where applicable is three coat brush application – one coat stain, one coat sealer, one coat varnish.

**INTERIOR FEATURES**

**INTERIOR DOORS**

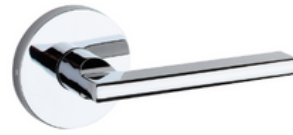


Carrara



Riverside

**INTERIOR DOOR HARDWARE**  
STANDARD FINISH: CHROME



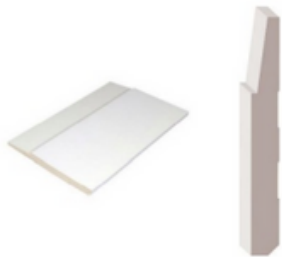
Taymor Pace Line - Round



Taymor Pace Line - Square

**TRIM - CONTEMPORARY (STEP BEVEL)**

Step Bevel Baseboard, 5-1/2"



Step Bevel Casing, 3-1/2"



**TRIM - TRADITIONAL (TWO STEP)**

2-Step Baseboard, 5-1/2"



2-Step Casing, 3-1/2"



\*All baseboards include a standard shoe mold\*

**INTERIOR FEATURES CONTINUED**

**PLUMBING - KITCHEN**

\*All plumbing fixtures are chrome as standard\*



Double Bowl Kitchen Sink  
Bristol Sinks



Kitchen Faucet - Delta

**PLUMBING - LAUNDRY**



Single Bowl Laundry Sink  
Bristol Sinks



Laundry Faucet - Delta



**INTERIOR FEATURES CONTINUED**  
**PLUMBING - BATHROOMS**

\*All plumbing fixtures are chrome as standard\*



Ensuite Shower Head  
Riobel - Round



Main Bath Shower  
Riobel - Round



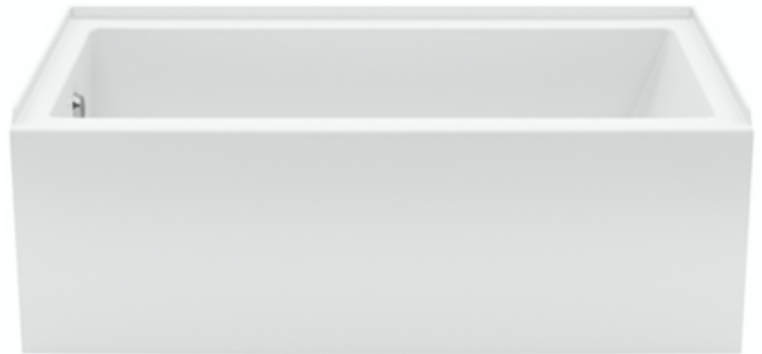
Bathroom Faucet - Riobel



Toilet - American Standard



Bathroom Sink - Bristol Sinks



Main Bath Tub - MAAX

**INTERIOR FEATURES CONTINUED**

**STAIRS**



Material - Poplar



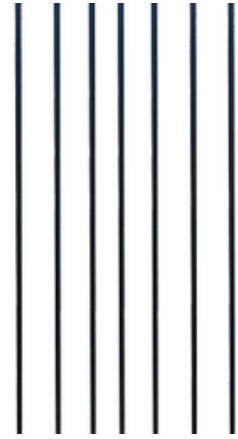
Tread Material - Carpet



Post Style -  
Contempra Standard



Rail Style -  
Contempra



Spindles - Round

**FIREPLACE**



50" Linear Electric Fireplace

