



SPECIFICATIONS PACKAGE

Pure and simple. We build quality homes you can trust.

Our team includes architects, designers, project managers, and craftsmen who work together seamlessly to create homes that are both beautiful and functional. We understand that buying a home is one of the biggest investments you'll ever make, and we take that responsibility seriously. That's why we approach every project with a commitment to quality, attention to detail, and exceptional customer service.

We believe that the building process should be an enjoyable and exciting experience for our clients. That's why we work hard to keep communication open and transparent throughout the project. We know that building a new home can be daunting, but we're here to make the process as smooth and stress-free as possible.

From the initial design phase to the final walk-through, we're with you every step of the way.

*We look forward to  
working with you soon!*

---

info@halcyonbuilt.com

148 Fullarton St. London, ON N6A 5P3

WWW.HALCYONBUILT.COM

---



## *Exterior features - Standard Specs*

---

- Fully sodded lot where applicable.
- 5" reinforced concrete driveway up to 800 sq. ft. broom finish.
- 60" wide entry walkway to front and 36" wide walkway to side entrance (If applicable).
- 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).
- 3/4" 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 stone.
- Premium series factory finished wood grain sectional garage door with battery backup opener and one keypad.
- Manufactured stone masonry as per elevation drawings from approved builder selections.
- Limestone sills on all windows and doors where applicable.
- GAF Timberline HD premium Fiberglass shingles with full deck armour underlay.
- Covered concrete back patio if applicable or composite wood deck based on house design.

## *Interior features - Standard Specs*

---

### Drywall

- All interior walls to be 1/2" drywall.
- Garage interior 1/2" drywall with one coat drywall compound and one coat of paint.
- All insulated ceilings control-density 1/2" 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

- Lighting fixture allowance of \$4500 for a one-storey and \$5500 for a two-storey.
- 200-amp automatic circuit breaker panel (location determined by vendor).
- Smoke/CO2/Strobe detectors on all floors and bedrooms per electrical code.
- 22 interior LED pot lights and 8 exterior LED pot lights.

---

info@halcyonbuilt.com

148 Fullarton St. London, ON N6A 5P3

WWW.HALCYONBUILT.COM

---



## *Interior features continued- Standard Specs*

---

### Electrical Continued

- Includes electrical outlet on the center island in the kitchen.
- Includes valance lighting under the upper kitchen cupboards.
- 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.
- Timer switches in all bathrooms vented to the exterior.
- "Decora" switches throughout.

### Plumbing

- Pressure balancing faucet in all showers.
- Undermount sinks in all bathrooms.
- Adjustable rain head in primary ensuite with handheld travel bar.
- Upgraded plumbing fixture allowance.
- Freestanding tub with tub filler in the primary ensuite (if applicable per design).
- Stainless steel undermount kitchen sink.
- Waterline rough-in for fridge in the kitchen.
- Stainless steel laundry sink.
- Two exterior frost-free lawn services hose bibs.
- High-density vertical stacks to minimize plumbing noise.
- Re-circulation pump to deliver instant hot water.
- 50-gallon water heater rental.
- Triple Safe sump pump with battery backup.
- Soft-close toilet seats.
- 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 Nest smart thermostat.
- Lifebreath HRV (heat recovery ventilator).
- MERV 11 furnace filter.
- "High-Low" return air vents where possible for more efficient heating and cooling.
- Curtain humidifier installed on furnace to control humidity levels during cold temperatures.
- Central air conditioning.
- Choice of 38" square or 48" linear gas fireplace insert.
- 3/8" gas BBQ quick connect on back patio.

---

info@halcyonbuilt.com

148 Fullarton St. London, ON N6A 5P3

WWW.HALCYONBUILT.COM

---



## *Interior features continued- Standard Specs*

---

### Flooring

- Wide plank-engineered hardwood flooring in main floor hallways, living room, primary bedroom, office, kitchen, and powder room if applicable (Vendor samples).
- Mudroom and/or 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.
- Upgraded flooring package providing a variety of selections.
- Tiled, curbless shower with custom glass enclosure in primary ensuite.
- Carpet (including hi-density underpad) in bedrooms other than the primary bedroom (Vendor samples).
- 12" x 20" tiled niche in primary shower.

### Kitchen, Laundry & Vanity Cabinets

- Quality kitchen, laundry, vanity cabinets, and countertops from vendor-selected manufacturers.
- Soft close hardware throughout.
- Kitchen design time included for each model.
- Quartz countertops included.
- Large kitchen islands with 9' upper cabinets are standard in every model.
- Custom range hood to match cabinetry included.
- Quartz backsplash included behind range (up to 24 sq.ft.).

### Interior Trim Finishes

- Stairs to the second floor - closed riser type with handrail and black aluminum spindles, white oak construction. Finished stairs to the basement.
- 800 series interior doors, 8' doors on the main floor, and 6'8" doors on the second level if applicable.
- 8' frosted glass panel door to office.
- 7-1/4" MDF step baseboard throughout the main floor, 5-1/4" on the second floor and stair landings if applicable.
- 3-1/2" MDF step casing on all doors and windows.
- High-quality Taymor door hardware.
- Fireplace to include granite surround and custom white oak mantle (multiple style options available).

### Paint

- Semi-gloss paint on all doors, window casing and trim (Benjamin Moore Scuff-X).
- All walls painted in latex flat (Benjamin Moore Aura).
- Maximum of three 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.

---

info@halcyonbuilt.com

148 Fullarton St. London, ON N6A 5P3

WWW.HALCYONBUILT.COM

---



INTERIOR FEATURES

---

INTERIOR DOORS



Lincoln Park



Logan



Riverside



Carrara

INTERIOR DOOR HARDWARE - STANDARD FINISH: CHROME



Pace Line  
Round



Pace Line  
Square



Free Style  
Round



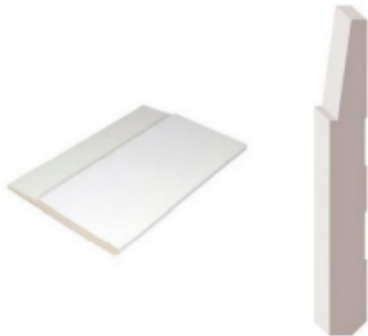
Ramp Up  
Square

INTERIOR FEATURES CONTINUED

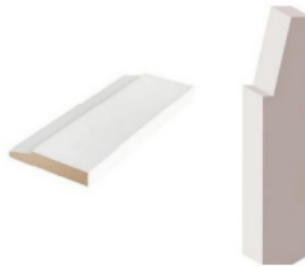
---

TRIM - CONTEMPORARY (STEP BEVEL)

Step Bevel Baseboard, 7-1/4" Main Floor  
5-1/4" Second Floor

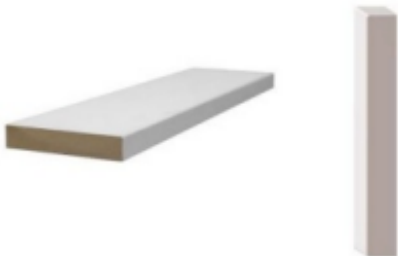


Step Bevel Casing, 3-1/2"

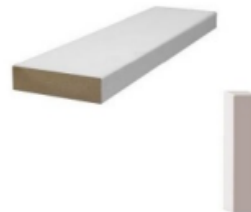


TRIM - FLAT (SQUARE)

Square E2E Baseboard, 7-1/4" Main Floor  
5-1/4" Second Floor



Square E2E Casing, 3-1/2"



TRIM - TRADITIONAL (TWO STEP)

2-Step Baseboard, 7-1/4" Main Floor  
5-1/4" Second Floor



2-Step Casing, 3-1/2"



\*All baseboards include a standard shoe mold\*

INTERIOR FEATURES CONTINUED

\*All plumbing fixtures are chrome as standard\*

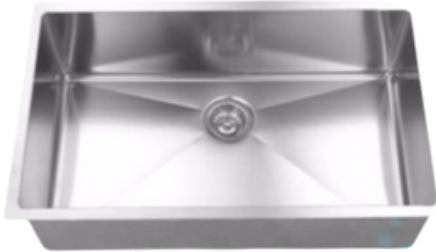
PLUMBING - KITCHEN AND LAUNDRY



Kitchen Faucet - Delta



Laundry Faucet - Delta



Single Bowl Kitchen Sink  
Bristol Sinks



Double Bowl Kitchen Sink  
Bristol Sinks



Single Bowl Laundry Sink  
Bristol Sinks

PLUMBING - BATHROOMS



Ensuite Freestanding Tub Filler - Riobel



Ensuite Freestanding Tub





INTERIOR FEATURES CONTINUED

\*All plumbing fixtures are chrome as standard\*

PLUMBING - BATHROOMS CONTINUED



Ensuite Shower Head  
Riobel - Square

Ensuite Shower Head  
Riobel - Round



Main Bath Shower  
Riobel - Square

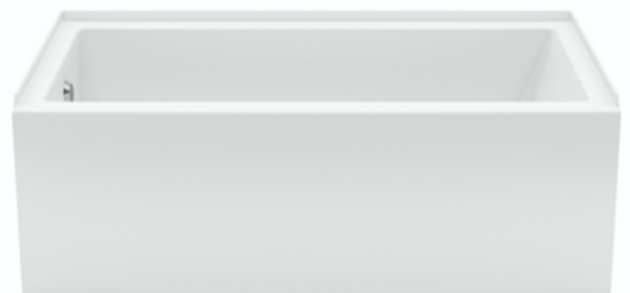
Main Bath Shower  
Riobel - Round



Bathroom Faucet - Riobel



Bathroom Sink - Bristol Sinks



Main Bath Tub - MAAX



Toilet - Toto

INTERIOR FEATURES CONTINUED

STAIRS



Material - White Oak



Tread Profile - Contempra



Tread Profile - Bull Nose with Cove



Post Style -  
Designer



Post Style -  
Cambridge



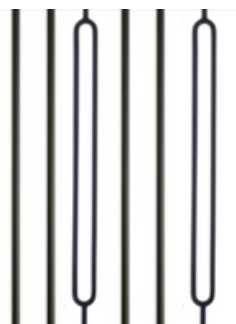
Post Style -  
Contempra Standard



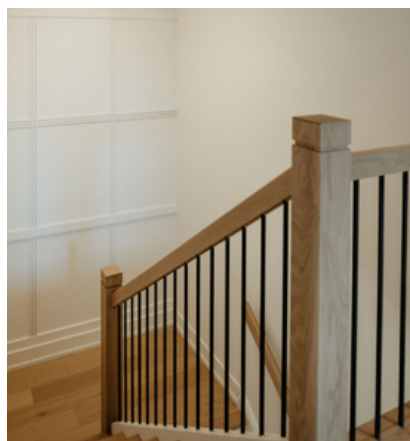
Rail Style - Heritage



Rail Style - Contempra



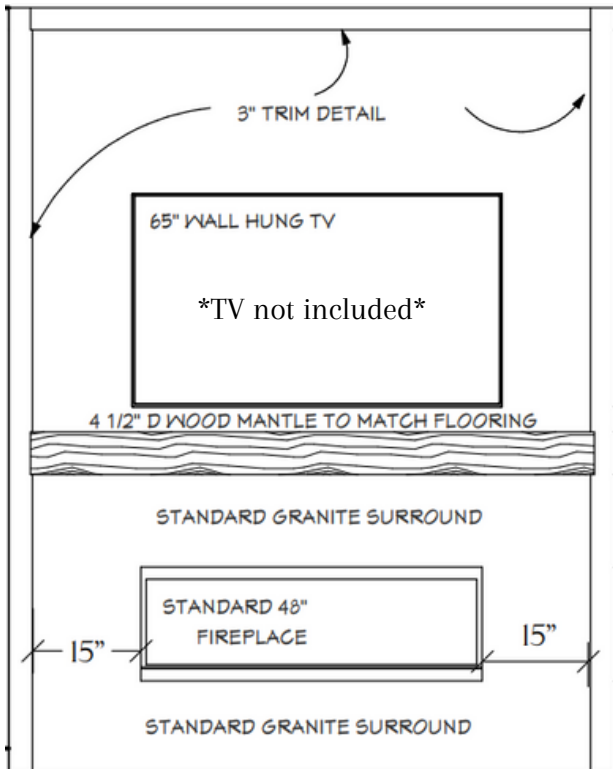
Spindles



\*Multiple options available\*

INTERIOR FEATURES CONTINUED

FIREPLACE



48" Montigo Delray Linear Fireplace



38" Montigo Delray Square Fireplace



\*Multiple mantle options available\*