



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!*

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EXTERIOR FEATURES - STANDARD SPECS

- 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

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

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

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

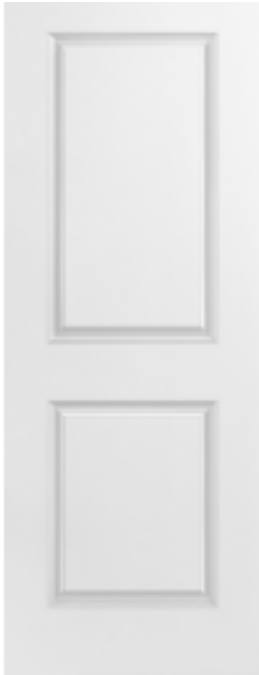
- Stairs to the second floor – closed riser type poplar construction with black aluminum spindles, Contempra post, and handrail.
- 800 series, 6'8" interior doors throughout.
- 5-1/4" MDF step baseboard throughout the main floor and second floor if applicable.
- 3-1/2" MDF step casing on all doors and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

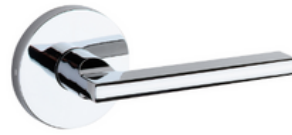


Carrara



Riverside

INTERIOR DOOR HARDWARE
STANDARD FINISH: CHROME



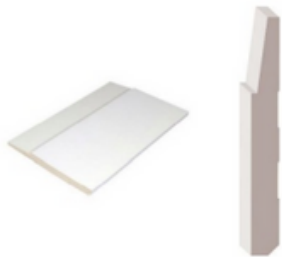
Taymor Pace Line - Round



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



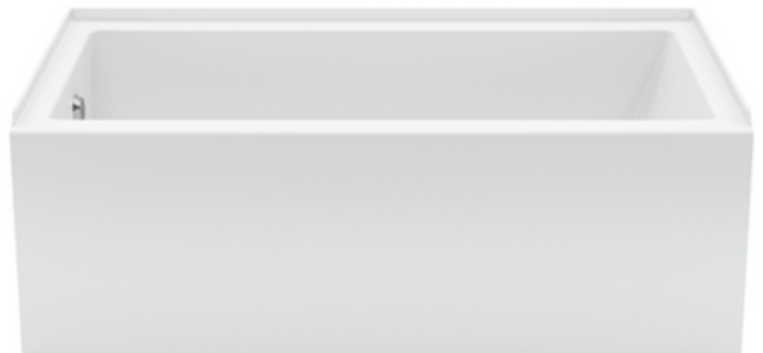
Bathroom Faucet - Riobel



Bathroom Sink - Bristol Sinks



Toilet - American Standard



Main Bath Tub - MAAX

INTERIOR FEATURES CONTINUED

STAIRS



Material - Poplar



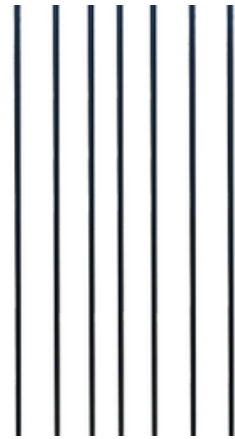
Tread Material - Carpet



Post Style -
Contempra Standard



Rail Style -
Contempra



Spindles - Round

FIREPLACE



50" Linear Electric Fireplace

