



## EXTERIORS

- 5" reinforced concrete driveway up to 800 sq ft. broom finish with control joints.
- 48" wide concrete walkway to the front porch, broom finish with control joints.
- 9" reinforced poured concrete foundation walls at 8'-5" tall for extra basement height with three cast-in-place egress windows.
- Concrete basement slab includes 15 mm radon protection barrier and radon system rough-in.
- Concrete garage floor with power troweled smooth finish and control joints.
- 2"x6" exterior wall framing with R22 fiberglass batt insulation, OSB wall sheathing, and 6mm poly vapour barrier.
- R12 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 JamesHardie® plank siding where applicable. Locations to be determined with design.
- All exterior doors will be steel insulated, with the exception of one insulated fiberglass front entry door equipped with premium Emtek® multi-point locking hardware.
- Premium quality high elasticity exterior caulking colour matched to the siding and brick.
- Skyline Flush® series, R-10 insulated, factory-finished sectional garage door with opener, one remote and one keypad.
- 10" clay brick masonry as per elevation drawings from approved builder selections.
- GAF Timberline HD® premium Fiberglass shingles with full deck armour waterproof underlay.
- High-performance Gemini® Series vinyl window package with choice of six exterior colours. (Interior standard colour white, other interior colours will be an upgrade.)
- Rear patio not included in base price - optional upgrade.

\*Subject to change\*

## DRYWALL

- All interior walls to be ½" drywall.
- All ceilings in living areas to have a knock down textured finish, with exception of bathrooms and closets.
- Garage interior ½" drywall with one coat drywall compound and one coat of primer.
- All insulated ceilings will include 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

- Electrical fixture allowance to be based on home design.
- 200-amp automatic circuit breaker panel (location determined by vendor).
- Smoke/CO2/Strobe detectors on all floors and bedrooms per electrical code.
- 20 interior LED pot lights.
- 4 exterior fixtures.
- Includes one electrical outlet on centre island in the kitchen.
- Includes 14 linear feet of under-cabinet lighting beneath the upper kitchen cabinetry.
- Wiring for dishwasher, fridge, microwave, stove, washing machine and dryer. 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 and timer switches included in all bathrooms vented to the exterior.
- Decora® low-profile switches throughout.

## MECHANICAL HEATING/COOLING

- High-efficiency Goodman® furnace with a multi-speed, DC voltage blower for modulating fan speeds and digital thermostat.
- vanEE® ERV (energy recovery ventilator).
- 4" MERV 8 furnace filter.
- Goodman® central air conditioning.
- Under slab radon rough-in piping for future fan connection.
- High wall returns for more efficient airflow.

\*Subject to change\*

## PLUMBING

- Bristol® undermount sinks in all bathrooms.
- Pre-selected Riobel® fixtures in chrome.
- Pressure balancing valves in all showers.
- American Standard® skirted chair-height toilets, with modern, easy to clean design.
- Stainless steel Bristol® kitchen sink and Delta® kitchen faucet.
- Waterline rough-in for fridge in the kitchen.
- Rough in for laundry appliances with shut-offs.
- Two exterior frost-free lawn service hose bibs.
- 50-gallon or tankless hot water heater rental.
- Plumbing rough-in for 3-piece bathroom in basement.
- Service shut-offs at every plumbing fixture.
- Mechanical room utility sink with faucet included.
- Built-in recirculating pump providing instant hot water at every faucet.
- Built-in backwater valve on the main sewer line, preventing back-ups from coming into your home.
- TripleSafe® battery backup sump pump for unmatched basement protection with triple redundancy.

## FLOORING & TILE

- Wide plank engineered hardwood flooring in main floor and second floor hallways, living room, kitchen, dining and powder room if applicable (Vendor samples).
- Mudroom/Laundry Room to have large-format 12"x 24" porcelain tile (Vendor Samples).
- All 3- and 4-piece bathrooms will have large-format 12" x 24" porcelain floor and wall tile (Vendor Samples) and Schluter® Ditra tile underlay, providing superior protection against cracking, moisture, and movement.
- Acrylic shower base with custom glass enclosure in Primary ensuite.
- Carpet (including hi-density underpad) in bedrooms, stairs, and office if applicable (Vendor samples).
- Basement stairs to remain unfinished pine with pine handrail (two-storey models).
- Kitchen backsplash to be 3"x6" OR 3"x12" ceramic subway tile (Vendor Samples).

\*Subject to change\*



## CABINETRY

- Premium painted MDF kitchen and vanity cabinets from vendor-selected manufacturers, featuring white melamine interiors and Blum Tandembox® white drawers.
- Soft close hardware throughout.
- Kitchen design included for each model.
- 3 cm Category 1 quartz countertops included in kitchen and bathroom vanities.
- Large kitchen islands and 8' upper cabinets are standard in every model.

## TRIM FINISHES

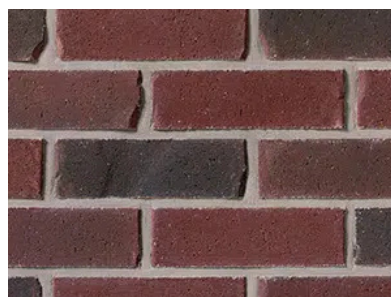
- Stairs to the second floor to be closed-riser poplar construction with carpet finish, black aluminum spindles, and a Contempra post and handrail.
- 800 series, 8' interior doors throughout main floor, 6'8" interior doors throughout second floor if applicable.
- 5-1/4" MDF step baseboard with standard shoe mold throughout the main floor and second floor if applicable.
- 3-1/2" MDF step casing on all doors and windows.
- Door hardware in chrome (Vendor Samples).
- Pre-selected bathroom accessory package included.

## PAINT

- Benjamin Moore® Scuff-X semi-gloss paint on all doors, window casing and trim.
- Benjamin Moore® Ben on all walls painted in latex flat or eggshell.
- Maximum of two colour choices for walls and one trim colour.
- Deep base colours or additional colours are an additional \$450 per room.
- Stain where applicable is three coat brush application - one coat stain, one coat sealer, one coat varnish.

\*Subject to change\*

*Specifications  
Exteriors*



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[www.halcyonbuilt.com](http://www.halcyonbuilt.com)



[@halcyonbuilt](https://www.instagram.com/halcyonbuilt)



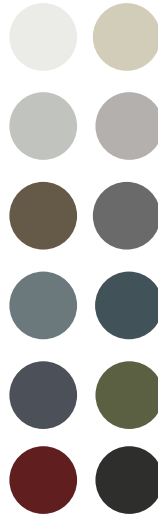
## EXTERIOR MATERIALS



### **HARDIE® PLANK SIDING**

STYLE: Horizontal

COLOUR: **Multiple colour options available**



### **GEMINI® WINDOWS**

STANDARD: White or black exterior - white interior **\*Black interior an upgrade\***

**Multiple upgraded colour options available**

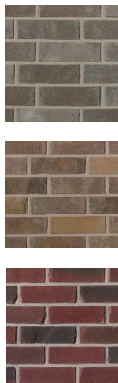


### **BRICK**

STYLE: 10" clay brick; standard brick pattern & mortar joint

COLOUR: **Multiple colour options available**

**\*More options available than shown\***



### **SHINGLES**

GAF Timberline HD®

COLOUR: **Multiple colour options available**



**\*Subject to change\***

## GARAGE DOORS



SIZE: 18'W X 8'H

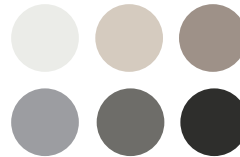
**\*Dependent on house design\***

STYLE: SKYLINE FLUSH®

COLOUR: Multiple colour options available

WINDOWS: None

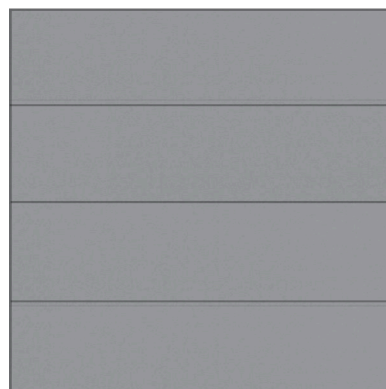
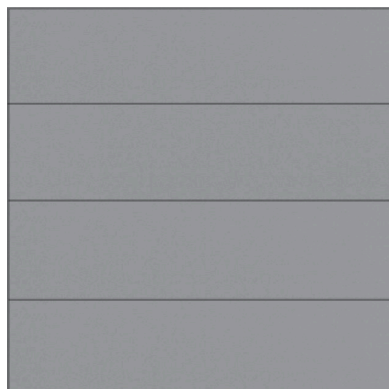
ACCESSORIES: None



Liftmaster  
Wireless  
Keypad entry



LiftMaster 3  
button remote  
control



SIZE: 8'W X 8'H

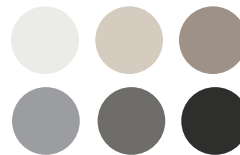
**\*Dependent on house design\***

STYLE: SKYLINE FLUSH®

COLOUR: Multiple colour options available

WINDOWS: None

ACCESSORIES: None

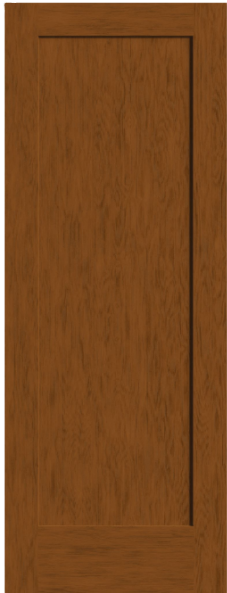


LiftMaster  
Premium Series  
Garage Door  
Opener

**\*Subject to change\***



EXTERIOR DOORS



**ONE PANEL**  
8' MULTI-POINT  
MATERIAL:  
Fiberglass



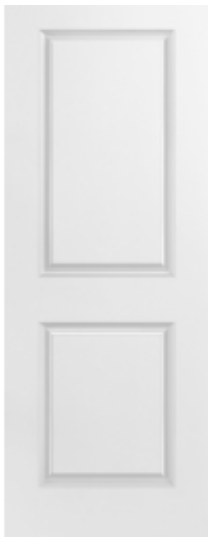
**FLUSH PANEL**  
8' MULTI-POINT  
MATERIAL:  
Fiberglass



**TWO PANEL**  
**SQUARE TOP**  
8' MULTI-POINT  
MATERIAL: Fiberglass



**FRONT DOOR  
HARDWARE**  
STYLE: Emtek® Modern  
Plate w/ Helios Lever  
COLOUR: **Multiple**  
**colour options available**

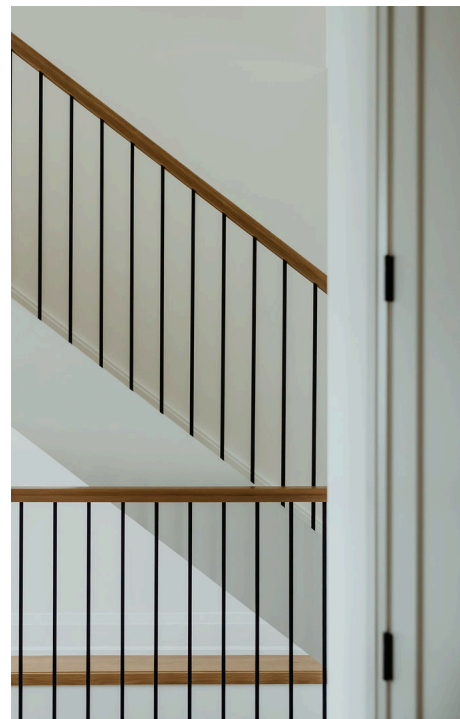
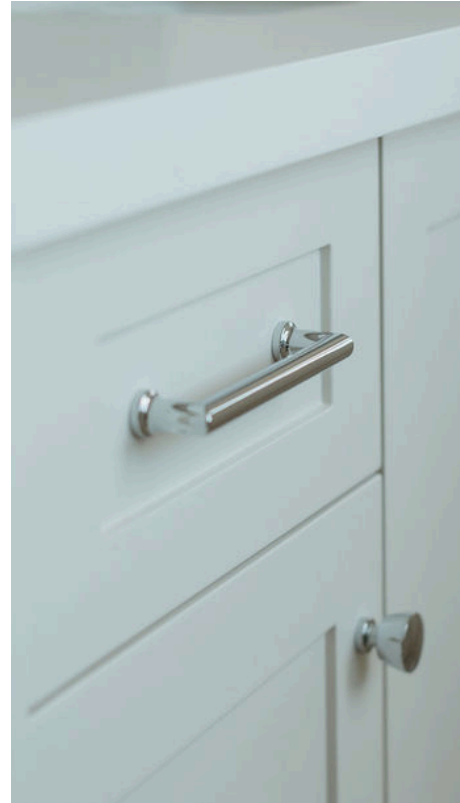


**GARAGE TO HOUSE DOOR**  
MATERIAL: Steel  
STYLE: Two Panel  
COLOUR: To match interior  
trim colour

**GARAGE TO HOUSE  
DOOR HARDWARE**  
STYLE: To match interior door  
hardware  
COLOUR: Chrome

\*Subject to change\*

# Specifications Interiors



## INTERIOR DOORS & HARDWARE



STYLE:  
Lincoln Park



STYLE:  
Logan



STYLE: Round  
COLOUR: Chrome



STYLE: Square  
COLOUR: Chrome

## BASEBOARD & CASING



STYLE:  
Step Bevel Baseboard, 5-1/2"  
Step Bevel Casing, 3-1/2"  
**With standard shoe mold**



STYLE:  
2-Step Baseboard, 5-1/2"  
2-Step Casing, 3-1/2"  
**With standard shoe mold**

*\*Subject to change\**

## PLUMBING - KITCHEN



**KITCHEN  
SINK**

**PRODUCT NAME:** Bristol® 1807  
**DIMENSIONS:** 31-1/4" X 18-1/8"  
**FINISH/COLOUR:** Stainless Steel  
**INSTALL:** Undermount



**KITCHEN  
FAUCET**

**Product NAME:** Delta® Trinsic  
**PRODUCT CODE:** 9159  
**FINISH/COLOUR:** Chrome

## PLUMBING - POWDER ROOM



**POWDER ROOM  
SINK**

**PRODUCT NAME:** Bristol® B606  
**FINISH/COLOUR:** White



**POWDER ROOM  
FAUCET**

**PRODUCT NAME:** Riobel® GS01  
**FINISH/COLOUR:** Chrome








**POWDER ROOM  
TOILET**

**PRODUCT NAME:** American  
Standard® Studio  
**FINISH/COLOUR:** White

\*Subject to change\*



PLUMBING - MAIN BATH		
	<b>MAIN BATH SINK</b>	<b>PRODUCT NAME:</b> Bristol® B6o6 <b>FINISH/COLOUR:</b> White
	<b>MAIN BATH FAUCET</b>	<b>PRODUCT NAME:</b> Riobel® GSo1 <b>FINISH/COLOUR:</b> Chrome
	<b>MAIN BATH TOILET</b>	<b>PRODUCT NAME:</b> American Standard® Studio <b>FINISH/COLOUR:</b> White
	<b>MAIN BATH TUB</b>	<b>PRODUCT NAME:</b> MAAX® <b>FINISH/COLOUR:</b> White
	<b>MAIN BATH SHOWER HEAD</b>	<b>PRODUCT NAME:</b> Riobel® GS73 <b>FINISH/COLOUR:</b> Chrome

\*Subject to change\*

PLUMBING - PRIMARY BATH



PRIMARY BATH  
SINK

**PRODUCT NAME:** Bristol® B6o6  
**FINISH/COLOUR:** White



PRIMARY BATH  
FAUCET

**PRODUCT NAME:** Riobel® GSo1  
**FINISH/COLOUR:** Chrome



PRIMARY BATH  
TOILET

**PRODUCT NAME:** American  
Standard® Studio  
**FINISH/COLOUR:** White



PRIMARY BATH  
SHOWER HEAD

**PRODUCT NAME:** Riobel® 366  
**FINISH/COLOUR:** Chrome

\*Subject to change\*

BATHROOM ACCESSORIES		
 <p><b>PRODUCT NAME:</b> Taymor® Astral <b>FINISH/COLOUR:</b> Chrome</p>	<p><b>TOILET PAPER HOLDER</b></p>	 <p><b>PRODUCT NAME:</b> Taymor® Naples <b>FINISH/COLOUR:</b> Chrome</p>
 <p><b>PRODUCT NAME:</b> Taymor® Astral <b>FINISH/COLOUR:</b> Chrome</p>	<p><b>HAND TOWEL BAR</b></p>	 <p><b>PRODUCT NAME:</b> Taymor® Naples <b>FINISH/COLOUR:</b> Chrome</p>
 <p><b>PRODUCT NAME:</b> Taymor® Astral <b>FINISH/COLOUR:</b> Chrome</p>	<p><b>24" TOWEL BAR</b></p>	 <p><b>PRODUCT NAME:</b> Taymor® Naples <b>FINISH/COLOUR:</b> Chrome</p>
 <p><b>PRODUCT NAME:</b> Taymor® Astral <b>FINISH/COLOUR:</b> Chrome</p>	<p><b>ROBE HOOK</b> <b>*IF APPLICABLE*</b></p>	 <p><b>PRODUCT NAME:</b> Taymor® Naples <b>FINISH/COLOUR:</b> Chrome</p>

\*Subject to change\*

## TILE & FLOORING



KITCHEN, DINING, LIVING,  
FRONT ENTRY, HALLWAYS

**FLOORING:** Twelve Oaks®  
**COLLECTION:** Artisan Select  
**COLOUR:** Multiple colour options available  
**MATERIAL:** White Oak  
**SPECIFICATION:** 6-1/2" X 3/4"



KITCHEN, DINING, LIVING,  
FRONT ENTRY, HALLWAYS

**FLOORING:** Twelve Oaks®  
**COLLECTION:** Artisan Signature  
**COLOUR:** Multiple colour options available  
**MATERIAL:** White Oak  
**SPECIFICATION:** 5" X 3/4"



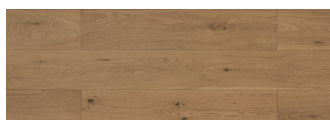
KITCHEN, DINING, LIVING,  
FRONT ENTRY, HALLWAYS

**FLOORING:** Twelve Oaks®  
**COLLECTION:** Scandinavian Living  
**COLOUR:** Multiple colour options available  
**MATERIAL:** American Oak  
**SPECIFICATION:** 7-1/2" X 3/4"



KITCHEN, DINING, LIVING,  
FRONT ENTRY, HALLWAYS

**FLOORING:** Grandeur Flooring®  
**COLLECTION:** Scandinavia  
**COLOUR:** Multiple colour options available  
**MATERIAL:** White Oak  
**SPECIFICATION:** 6-1/2" X 3/4"



KITCHEN, DINING, LIVING,  
FRONT ENTRY, HALLWAYS

**FLOORING:** Grandeur Flooring®  
**COLLECTION:** Evergreen  
**COLOUR:** Multiple colour options available  
**MATERIAL:** White Oak  
**SPECIFICATION:** 5" X 3/4"



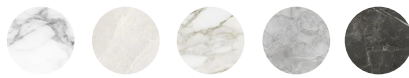
\*Subject to change\*



### TILE & FLOORING



MUDROOM/LAUNDRY  
ROOM, BATHROOMS



**FLOORING:** Anatolia® Tile  
**COLLECTION:** Lumino  
**COLOUR:** Multiple colour options  
**available**  
**MATERIAL:** Porcelain  
**SPECIFICATION:** 12" x 24" - \*other sizes  
are considered an upgrade\*



MUDROOM/LAUNDRY  
ROOM, BATHROOMS



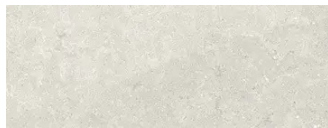
**FLOORING:** Anatolia® Tile  
**COLLECTION:** Plata  
**COLOUR:** Multiple colour options  
**available**  
**MATERIAL:** Porcelain  
**SPECIFICATION:** 12" x 24" - \*other sizes  
are considered an upgrade\*



MUDROOM/LAUNDRY  
ROOM, BATHROOMS



**FLOORING:** Anatolia® Tile  
**COLLECTION:** Torino  
**COLOUR:** Multiple colour options  
**available**  
**MATERIAL:** Porcelain  
**SPECIFICATION:** 12" x 24" - \*other sizes  
are considered an upgrade\*



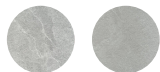
MUDROOM/LAUNDRY  
ROOM, BATHROOMS



**FLOORING:** Anatolia® Tile  
**COLLECTION:** Coliseo  
**COLOUR:** Multiple colour options  
**available**  
**MATERIAL:** Porcelain  
**SPECIFICATION:** 12" x 24" - \*other sizes  
are considered an upgrade\*



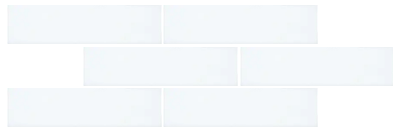
MUDROOM/LAUNDRY  
ROOM, BATHROOMS



**FLOORING:** J&L® Tile  
**COLLECTION:** Nordic  
**COLOUR:** Multiple colour options  
**available**  
**MATERIAL:** Porcelain  
**SPECIFICATION:** 12" x 24" - \*other sizes  
are considered an upgrade\*

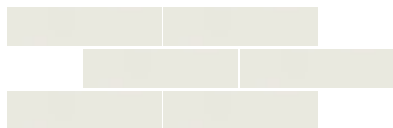
\*Subject to change\*

## TILE & FLOORING



KITCHEN BACKSPLASH

**FLOORING:** Anatolia® Tile  
**COLLECTION:** Purity  
**COLOUR:** Ice  
**MATERIAL:** Glazed Ceramic  
**SPECIFICATION:** 3" x 6" & 3" x 12"



KITCHEN BACKSPLASH

**FLOORING:** Olympia Tile & Stone®  
**COLLECTION:** Colour & Dimension  
**COLOUR:** Multiple colour options  
**available**  
**MATERIAL:** Glazed Ceramic  
**SPECIFICATION:** 3" x 6" & 4" x 12"



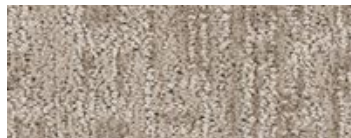
BEDROOMS, STAIRS &  
OFFICE IF APPLICABLE

**FLOORING:** Engineered Floors®  
**COLLECTION:** Grand Isle  
**COLOUR:** Multiple colour options  
**available**  
**MATERIAL:** Carpet



BEDROOMS, STAIRS &  
OFFICE IF APPLICABLE

**FLOORING:** Engineered Floors®  
**COLLECTION:** Surfside  
**COLOUR:** Multiple colour options  
**available**  
**MATERIAL:** Carpet



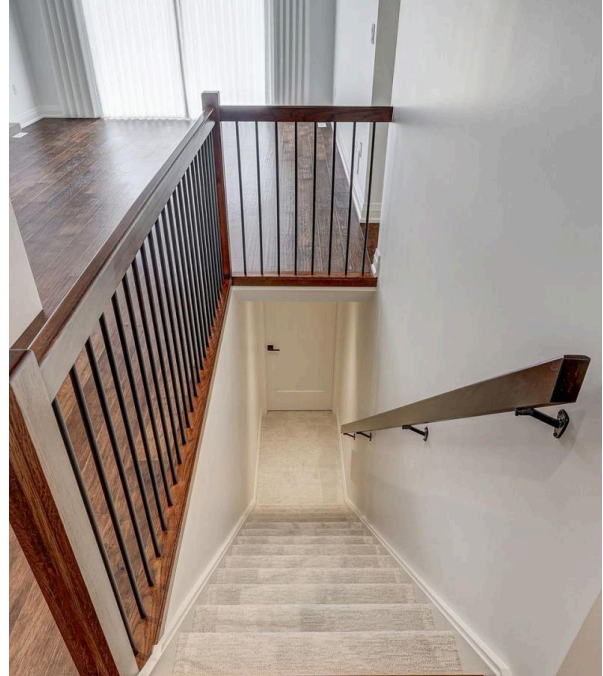
BEDROOMS, STAIRS &  
OFFICE IF APPLICABLE

**FLOORING:** Beaulieu Canada®  
**COLLECTION:** Escape to Bali  
**COLOUR:** Multiple colour options  
**available**  
**MATERIAL:** Carpet

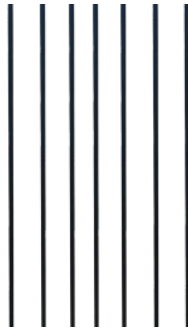


\*Subject to change\*

## STAIRS



**POST STYLE:**  
Contempra Standard  
Stained to match  
hardwood flooring



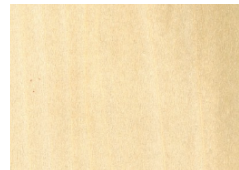
**SPINDLE STYLE:**  
Round



**RAIL STYLE:**  
Contempra  
Stained to match  
hardwood flooring



**STRINGERS:**  
Painted to match  
trim or stained to  
match railings  
Finish: Scuff-X Pearl



**STAIR MATERIAL:**  
Poplar



**TREAD & RISERS MATERIAL:**  
Carpet

\*Subject to change\*

