



Detailed Home Specifications

Energy Features

- High efficiency natural gas furnace (96%) – (Energy Star Rated)
- Heating Recovery Ventilation Unit (HRV)
- Insulation
 - R28 Exterior house walls (R22 Batt + R6 Foam Insulation)
 - R50 Ceilings
 - R20 Basement wrap minimum
 - R28 Walkout walls (as per grade)
 - R10 Extruded Styrofoam (below grade perimeter) (as per model) (walk out model)
- Windows
 - Thermo pane glass, with low E2 Argon with warm edge spacer (Energy Star Rated)
 - Vinyl construction with factory brick mould and windbreak
 - Manufacturers lifetime Thermo pane warranty
- House wrapped with weather barrier
- Central Air Conditioning
- All gas fireplaces shown on floor plans OPTIONAL

Exterior and Structural

- Poured concrete or block foundation with drainage layer
- 2”X6” frame construction on exterior walls – 2”X6” on garage(not insulated)
- Raised heel roof trusses
- Steel beam construction in basement
- Exterior walls sheathed in OSB for greater strength
- Engineered “I” joists with glued and nailed sub-floor providing quieter stronger floors
- Premium vinyl 6 foot sliding door, or garden door, or vented door as per model (with screen)
- Fibreglass reinforced shingles with manufacturer’s 15 yr warranty
- 6 ft. ice and water shield starter strip on eaves and coloured metal valleys on roof
- Stone fronts and low maintenance vinyl siding or optional engineered wood siding
- Oversized Triple Garages (9ft. x7ft or 9ft x 8ft as per model) factory painted steel roll-up doors (as per model)
- Pre-cast concrete slabs from driveway to entry
- Green treated rear decks (as per model)
- Green treated in front and rear covered porches for additional living spaces (as per model)
- Colonial style railings (where applicable)
- Green treated rear decks with picket railings (as per grade)
- Treed lots left natural where undisturbed (at Builders discretion subject to grading requirements)
- Crushed stone driveway



Interior Features

- Ceramic tiles from Builders samples (kitchen/entry/baths/main floor laundry)
- Upgraded (3 in.) colonial trim on window frames painted white with semi-gloss paint
- Extra wide (5.5 in.) baseboard throughout
- Choice of interior doors (as per Builders chart)
- All closets with swing doors
- White ventilated coated wire shelving in bedrooms and entrance closets
- Quality satin nickel finish hardware
- Two coats paint (one primer, one finish) (eggshell), choice of colour from Builders sample throughout
- Quality carpet with quality under pad (choice of colour from Builders samples)
- Rough-in for central vacuum to basement
- *Optional upgrade – Quality direct vent gas fireplace with paint grade mantle*
- *Choice of Round drywall corners or square metal bead*

Kitchens

- Quality kitchen cabinets with choice of finished from Builder's samples
- Double stainless steel ledge back sink with single lever faucet
- Ceramic tile floor (from Builders samples)
- Post formed counter tops selected from Builders samples
- Kitchen cabinets include dishwasher opening and rough in
- Adjustable European hinges on cabinet doors
- Adjustable shelves and bank of drawers (drawers on rollers)
- Range hood vented outside(choice of colour)
- Piped for gas stove/oven
- Piped for gas barbecue (optional)



Bathrooms and Laundry

- Ceramic tile floor (from Builders samples)
- Powder room with pedestal sink
- Ensuites and main bathrooms come with factory made vanities (as per Builders samples)
- Plate glass mirrors in all bathrooms
- Exhaust fans in all bathrooms vented to exterior
- Single handed faucets in all bathrooms
- Pressure balanced taps in bathroom showers
- All toilets have lined tanks
- Main bath has one piece tub enclosure with ceramics to ceiling (as per model) comes with curtain rod
- Soaker tubs in ensuite to be five foot corner unit or five foot strait unit (as per model) and comes with matching skirt and ceramic tile (as per Builder)
- Ensuite comes with either pre-formed shower stall (comes with door) (as per model) or four foot or five foot pre-formed shower stall with built in grab bars, seat and curtain rod (as per model)
- Optional upgrade – shower doors for four or five foot stalls
- Main floor laundry room (where applicable) comes with ceramic tile floors
- Single laundry tub (where applicable)
- Hot and cold water connection for laundry
- Dryer vent to outside
- Piped for gas dryer

Electrical

- 100 amp minimum circuit breaker located (as per Builder)
- Copper wire throughout and copper wired for stove, dishwasher and dryer
- Arc Fault Interrupter Circuits to bedrooms
- Dual purpose Co/Smoke detectors for each level, including basement (as per model)
- Electric door chime
- Three electrical outlets in garage and Three outlets for future garage door opener
- Outlets in bathrooms and exterior plugs are all ground fault protected
- Pre wiring for telephone in master bedroom, kitchen and den or office (as per model)
- Pre wiring for Internet and Satellite to Bedrooms and Living Room