

Premium Features & Finishes Standard in Every Home



EXTERIOR

- Custom elevations feature cottage inspired exteriors which include estate stone, high quality vinyl siding and shakes, and decorative timber columns
- Professionally selected, exterior colours with continuing architectural controls to ensure an aesthetically pleasing streetscape and distinction within this master planned community.
- Covered front entries and porches.
- Laminated asphalt shingles with thirty (30) year manufacturer's limited warranty.
- Pre-finished maintenance-free soffits, eavestrough, fascia, downspouts, siding, and ceiling of front covered porches.
- Thermal insulated fiberglass front entry doors with glass window inserts, side-lites and transoms.
- Maintenance-free vinyl casement (low-e) windows throughout. All operating windows to have screens.
- Patio doors in living room area and basement walkouts.
- Steel insulated sectional garage doors equipped with decorative glass inserts with electric garage opener.
- Two frost-free hose bibs (one in garage, one at the rear of the home).
- Sodded front, rear and side yards.
- Poured concrete front porch.
- Poured concrete garage floor.

- Insulated steel clad door from the garage into the premises complete with deadbolt lock and self closing hinges.
- All exterior doors and windows to be sealed with foam insulation.

INTERIOR

- White Oak hardwood stairs and handrails with split finish (stained treads with painted risers and stringers).
- Shaker style interior passage doors.
- 5-1/2" Baseboards throughout in all finished areas.
- 3-1/2" Casing on doors, and windows throughout in all finished areas.
- 9+ Ft. Ceilings on main floor and in finished basements.
- Primary bedrooms complete with ensuite & walk-in closets.
- Fully insulated and drywalled garage.
- Interior door hardware in choice of finishes.
- Interior walls to be painted with premium quality paint. Purchaser's choice of one colour from builder's samples standard. Option to add additional colours. All ceilings, doors and trim to be painted white.
- All bedroom closets fitted with rod and melamine shelf, pantry and linen closets fitted with 4 melamine shelves.
- Interior garage walls and ceiling to be primed for paint.
- Optional Electric Fireplaces.

KITCHEN

- Choice of quality designed cabinets, with drawers on all lower cabinet units and soft close doors and drawers, from builder's samples.
- Quartz countertop standard, from builder's samples.
- Double basin stainless steel kitchen sink in kitchen.
- Functional kitchen islands with breakfast bar standard.
- Rough-in electrical and plumbing for dishwasher.
- Heavy duty 30 Amp stove receptacle.
- Electrical outlet for refrigerator.
- Split electrical outlets at counter level for small appliances.
- Colour coordinated kick plates to compliment cabinets.
- Kitchen cabinets sized to accommodate future range hood, dishwasher, fridge and stove.
- Pull down faucet.
- Option for full height upper cabinets.
- Available tile backsplash, from builder's selections.

FLOORING

- Choice of quality LVP or upgrade to hardwood flooring in all living areas.
- Option to upgrade to ceramic tile flooring in all bathrooms.
- Metal transition lip where ceramic floor abuts other flooring.

BATHROOM & LAUNDRY

- Quartz countertop standard in bathrooms, from builder's samples.
- Optional cabinetry and laminate countertops in laundry from builder's samples.
- Colour coordinated kick plates to compliment cabinets.
- Energy efficient water saver shower heads and toilet tanks.
- White pedestal sink in powder room.
- Single lever faucets with pop-up drains in all bathrooms.
- Optional ceramic tile for bathtub/shower stalls from builder's standard samples.
- Glass shower door in Primary Ensuite shower stall.
- Pressure balance temperature control valves in all showers.
- Electrical outlet for small appliances beside vanity in all bathrooms.
- Drain and water connections and electrical outlet for future washer.
- Heavy duty electrical outlet and outside vent for future dryer.
- Standard 4 piece basement bathrooms in units without lofts, 3 piece plumbing rough in for future bathroom in units with lofts.
- Luxury ensuite soaker tubs to have wall mounted tub filler and approximately 18" high ceramic tile splash around tub alcove.

ELECTRICAL

- 200 Amp electrical service with circuit breaker panel (labeled) and all copper wiring.
- Decora electrical switches and plugs throughout.
- LED pot lights throughout all main living spaces, surface mount light fixtures in bedrooms.
- Two (2) exterior weatherproof electrical outlets with ground fault interrupter, one at the front of the home, one at the rear of the home.

- Optional holiday receptacle in exterior soffit.
- Light fixtures provided adjacent to rear exterior doors.
- Option to provide rough-in for EV charger in the garage.
- Electrical outlet in unfinished area of basement by electrical panel.
- Shower or tub pot light in all enclosed tub/shower areas.
- Ground fault interrupter protection in all bathrooms.
- Doorbell and chime for the front entry door.
- Interconnected smoke and carbon monoxide detectors complete with strobe light, as per O.B.C.
- 2 COAX and Ethernet runs to TV locations standard with additional connections available.

CONSTRUCTION & ENERGY

- Homes designed to be net zero ready*, including:
- Roof trusses designed to accommodate solar panels.
- Conduits from Electrical panel to the roof for easy installation of solar panels.
- Electric Air Source Cold Climate Heat Pump to provide Ultra High Efficiency forced air heating and cooling.
- R60 - attic insulation, R5CI + R24 batt - wall insulation and R10 basement under slab insulation with vapour barrier.
- Programmable thermostat installed on main floor.
- Home ventilation provided by ERV system (energy recovery ventilator).
- Poured concrete basement walls with heavy duty damp proofing, drainage membrane system, weeping tile and sump pump.
- 2" X 6" exterior wall construction.
- Engineered I-joist floor system.
- Sprayed foam insulation in rim joist, headers, and overhangs with livable areas above.

- Standard radon vent roughed-in sump pail with optional radon underground vent pipe and low volume evac fan to exterior.
- Home and ducts shall be professionally cleaned before occupancy.
- Rented High-efficiency electric hot water heater.
- Optional heat pump hot water heater.

ENVIRONMENTAL SITE FEATURES



- Permeable paver roads and driveways and stone trenches to promote infiltration of water back into the ground
- Tree protection surrounding the site
- Edge plantings to regenerate a native forest ecosystem

WARRANTY & NOTES

- All selections to be made from Builders standard samples.
- Styles, materials, location of features, grade heights, door swings are subject to site and municipal conditions and may vary. The vendor reserves the right to substitute.
- Dimensions and measurements are approximate and may vary within accepted tolerances.
- Where builder is unable to provide any of the items contained herein, or must substitute finishes and/or materials for any reason, the purchaser(s) shall not be entitled to any compensation, monetary or otherwise.
- Purchaser agrees to pay the Tarion® fee, as an adjustment on closing.

E.&O.E. June 2024

* Units are Net Zero Ready with the purchase of optional upgrades. See sales representative for full details. E. & O. E.

