



DISTINCTIVE BUILDING FEATURES

- Attractive contemporary architectural elevation
- Durable brick and stucco exteriors with decorative siding and stone accents
- Complementary asphalt roofing
- Oversized garage
- Partially covered concrete patio at the rear
- Large fully finished basement
- Double-glazed energy star rated, vinyl clad windows with screens
- 9' Ceilings and 6'-8" door heights
- Six-panel interior doors with lever handles
- Decorative 5" baseboards with 3" casings
- All trim and casings painted white
- Smooth ceilings
- Large closets and walk-in closets with hinged doors
- Cable rough-in Great Room
- Ceiling fan/light pre-wiring throughout for purchaser's own fixtures
- Full weather-stripping on all exterior doors and windows
- Exterior and bathroom receptacles with ground fault interrupter
- Rocker light switches throughout
- All interior walls decorated with latex paint, one colour throughout over primer coat (from Builder's samples)
- High-efficiency gas furnace and air conditioner
- ERV – Fresh air recovery unit
- Topsoil and sod at front and back

MAIN FLOOR LIVING AREAS

- Hardwood flooring throughout main floor
- Open floor plan, great for entertaining and family living
- Stone finished gas fireplace in living room
- Beautiful railing and picket detail overlooking the staircase
- Ceramic tile flooring at entry, bathrooms, and laundry room

LOWER LEVEL FINISHED BASEMENT

- Large, open, flexible living space
- Luxury vinyl plank flooring
- Convenient storage area
- Flexible room options
- Egress windows

KITCHEN

- Contemporary open-concept kitchen
- Quality cabinets with frameless construction, hidden hinges, adjustable upper shelves, brushed nickel hardware
- Electrical and/or gas connectors for purchaser's appliances
- Pantry
- Large island with extended breakfast bar
- Soft-close cabinet doors
- Solid surface countertops with under-mount sinks
- Moen fixtures and faucets
- Stainless steel range hood

BATHROOMS

- Contemporary design vanity
- Solid surface countertop
- Chrome framed glass shower enclosure
- Ceramic wall tiles for shower/bath enclosures
- Low-flow toilets
- Privacy locks
- Exhaust fans
- Moen fixtures and faucets

LAUNDRY ROOM

- Spacious laundry room with large linen closet
- Hot and cold water taps and waste connection for home purchaser's washer
- Electrical receptacles for home purchaser's washer and dryer

OPTIONAL UPGRADES

- Appliances package-refrigerator, range, dishwasher, microwave oven, washer and dryer
- Variety of cabinet styles, stain, and paint finishes
- Specialty countertop and backsplash upgrades
- Gas outlet/hook-up for barbecue on patio
- Interior paint package
- Lighting package
- Specialty flooring
- Frameless shower enclosure