

NEW HOME FEATURES & SPECIFICATIONS



INTERIOR FINISHINGS

General Specifications

Choice of hardwood flooring throughout the main level
Airy 9' ceiling on the main floor
Ceramic tile in the bathrooms and laundry areas
Generous 8' passage/closet doorway on main level
Plush 45-oz carpet with 6-lb underlay available in an array of styles and colours
Choice of traditional or contemporary high-profile baseboards and door headers
Built-in desks, computer stations and benches (per plan)
Choice of paint grade or stained railing with wooden spindles in stairwells
Fashionable white Decora switches and counter plug-ins
Two coats of Low VOC latex eggshell paint plus one coat of latex sealer
Attractive Spantex ceilings

Kitchen Appointments

Sophisticated granite or quartz countertops
Chrome single-lever taps with a convenient pullout faucet
Energy Star stainless steel appliance package
Pot lights throughout kitchen, plus under cabinet lighting
Fashionable full-height ceramic tile backsplash
Choice of Maple, Oak, Alder, Birch or White cabinetry with your preference for style, stain and door hardware
Choice of crown moulding above cabinets in kitchen

Bathroom Appointments

Stylish ceramic tile showers with acrylic base
Full height mirrors over vanity tops and pedestal sinks
Designer single-lever chrome faucets
Ceramic tile flooring

Mechanical Specifications

High-efficiency air furnace
75 US gallon electric hot water tank
BBQ gas line (rear of home)
Roughed-in plumbing for 3-piece bathroom in basement
Vacu-flo outlet rough-ins
Ceiling fan rough-in for one location in home (switch & wiring)
Garburator rough-in with switch receptacle

EXTERIOR FINISHINGS

Designer fiberglass front-entry doors
Extensive brick and stone detailing with decorative accents
30-year asphalt shingles
Fully irrigated, maintenance-free landscaped yard complete with front and back sod, and details as per landscape plan
Convenient double detached garage

ENVIRONMENTAL INITIATIVES

Energy Star appointed, Harmony metal-clad, Double Glazed, Low E Solar RI Gain windows
Green Guard Certified or free of formaldehyde insulation: R-34 Insulation in attics, R-20 insulation in basement frostwalls
Spray foam insulation in box joists and cantilevers and around all windows and doors
Energy efficient compact fluorescent lights throughout home
Water-saving dual flush toilets
Low-flow showerheads
All lumber (including hardwood) purchased from a certified sustainable supplier
Professional furnace and duct cleaning completed prior to possession

As of April 19, 2011