

HEATING AND GENERAL

- 200 amp 64 circuit electrical service with breaker panel and copper wiring throughout.
- Standard location of panel is in basement
- Heavy duty cable for stove and dryer
- Electric forced air furnace, variable speed, with programmable thermostat.
- Two ton Central Air conditioner adequately sized for your home.
- Two (2) weather-proof exterior electrical outlets, one each at front and rear of your home.
- Decora switches throughout the home, with screwless plates.
- Dimmer switch in dining room
- Two (2) night light plugs per house.
- Prewired for television in two (2) locations per home.
- Prewired for telephone in three (3) locations per home.
- Fire alarm/Carbon monoxide alarm detector on all levels with a bedroom.
- Beam central vacuum system. At least one outlet per floor.
- All bathroom electrical duplex receptacles protected by ground-fault interrupter.
- Pex pipes for all hot and cold water lines.
- ½ hp garage door openers with remote installed per garage.
- Two (2) exterior water taps, one (1) in garage, and one (1) at rear of house.
- 60 Gal. Electric hot water tank.
- Air exchanger with timers in bathrooms, and central controls.
- Rough-in plumbing for three (3) piece bath in basement.
- All galvanized heating ducts.

LAUNDRY AREA

- Hot and cold laundry taps for washer.
- Exterior exhaust for dryer.
- White upper cabinets in finished laundry area as per plan.

ROUGH-INS

- Dishwasher, third line for water softener.

BATHROOM

- Premium thermafoil shaker style cabinetry.
- Full width vanity mirrors.
- Lined toilet tanks.
- Safety G.F.I outlets links in all bathrooms.
- Premium vinyl flooring.
- Moen Single lever Villeta Faucets
- 4' FIAT 6200 acrylic shower in ensuite with glass sliding door.
- 5' FIAT 4836 acrylic tub/shower in main bath.
- China Lav Sinks through.
- 1 ¼" Flu Form countertops throughout.

INTERIOR FINISHES

- Premium 40 oz. nylon low pile carpet in bedrooms, 7lbs premium quality under pad.
- Choice of oak or maple hardwood. Three (3) colors to choose from in each species.
- Premium Vinyl flooring in bathrooms, and laundry room. Three (3) colors to choose from.
- Masonite raised panel interior doors as per plan.
- Option of oak, maple, or MDF trim for doors and windows casings throughout.
- Weiser pewter interior hardware – door knobs with pewter hinges.
- Garage fully drywalled and painted.

SPACIOUS GOURMET KITCHEN

- Double stainless steel kitchen sink.
- Moen (pewter) Single lever faucet with spray.
- Solid shaker (or) solid panel style cabinetry. Standard upper height is 31 ½" (Varity of options and finishes to choose from.)
- Crown mold above upper cabinets.
- Banks of drawers on soft close metal rollers in each kitchen.
- White range hood fan over stove, vented to exterior.

- 1 ¼" Flow Form countertops throughout kitchen.
- Four (4) - 5" pot lights spaced throughout kitchen.
- Pantry as per plan.
- Flush breakfast bar as per plan.
- Light valance throughout kitchen.
- Microwave shelf with electrical outlet.

QUALITY CONSTRUCTION

- Spacious 9' ceiling height with taller oversized windows. Transom windows over doors, and front windows on main floor.
- 10' tray ceiling over dining room.
- 8' ceiling height in basement.
- 3/4" tongue and groove Edge gold floors glued and screwed to floor joists.
- H12 Floor joists @ 16" o/c spacing.
- 10@ 22" Steel beam.
- 8" poured concrete walls. (2" Styrofoam on exterior, and 2x4 wall on interior.)
- Engineered roof trusses 24" o/c.
- BP Harmony series shingles 35 year warranty, one piece fiberglass shingle
- 3/8" subfloor under all vinyl flooring.

ARCHITECTURAL EXTERIORS

- Architecturally designed and controlled exterior color schemes and streetscapes.
- Eldorado (Chapel hill) Stacked stone on front of garage and accents on house. (as per elevations.)
- James Hardieplank® (Timber Bark) quality cement board siding on exteriors.
- James Hardie Shake on garage fronts, as per elevations.
- Front step and walkway are poured concrete.
- Spacious concrete driveways, always allowing for lots of room for visitors.
- BP Harmony series shingles 35 year warranty, one piece fiberglass shingle
- Painted premium Hormann Garage doors made with long life composite materials. Glazed glass panels as per elevation. Door

installed with heavy-duty springs. Door sizes vary as per plan, ask for details.

- Exterior walls above foundation to be 2" x 6" with 7/16" OSB sheathing insulated to R20.
- Exterior basement walls are dry walled floor to ceiling and insulated to at least R20.
- R40 loose fill insulation (cellulose insulation.) in standard ceiling.
- Steel beam and/or engineered laminated beams to maximize openness on all floors.
- Ply Gem triple pane metal clad/PVC casement windows throughout. Transoms above all windows on front of your home. (All operating windows have screens.)
- Fiberglass insulated front entry door with sidelight and transom. Weiser Grips on all exterior doors. Deadbolt on front door.
- 8" poured concrete walls. (2" Styrofoam on exterior, and 2x4 wall on interior.)
- Fiberglass insulated door from garage to house. Complete with weather stripping and deadbolt lock.
- PVC opening Basement windows – size and number based on plan.
- Sand finished exterior foundation walls where exposed.
- Delta wrap - Foundation wrapped with a superior drainage membrane to protect from water penetration.
- Five (5) - 4" Exterior pot light, front porch, garage front, house front.
- Address number plaque supplied and installed.
- Ground fully sodded and landscaped. Within one year of occupancy.
- Concrete paved driveway from garage to street. Within one year of occupancy.
- 12' x 12' rear deck – pressure treated wood floor joists and posts. Pressure treated boards – Pressure treated railings and pickets.
- Pre-finished aluminum fascia, soffits, eaves trough and downspouts

GARAGE

- 6" thick steel reinforced concrete slab on piles for garage floor.
- ½ hp garage door openers with remote installed per garage.
- Painted premium Hormann Garage doors made with long life composite materials. Top Glazed glass panels. Door installed with heavy-duty springs.

THE LITTLE EXTRAS

- Optional floor heat in garage pad (\$4594.99 GST included.)
- Optional floor heat in basement and garage pad (\$7318.55 GST included.)
- One sided Napoleon Gas fire place (\$3260.25 GST included.)
- Two sided Napoleon Gas Fireplace (\$4394.99 GST included.)
- Optional RV parking pad beside the garage. (12' x 24') (\$1939.99 GST included.)
- Optional Corain countertops through your home. (See Sales rep. for info.)
- Optional 3 season screened room on corner units. (See sales rep. for info.)
- Optional inground Hunter sprinkler system. (See sales rep. for info.)

COLOR SELECTIONS AND FINISHING

- All structural upgrade features must be completed at time offer becomes firm. All interior colors and finishing selections are to be made within 21 days of a firm offer. No changes are permitted after color chart is forwarded to the builder. All pricing requests must be completed with 14 days from the date of firm offer. The purchaser acknowledges and agrees that variations in color and shade uniformity may occur and the colors, patterns and availability of samples displayed in model home may vary from those displayed and available at time of color selections.