

Exterior Features

- Lot fully graded and sodded
- Extra deep poured concrete foundation
- Exterior vinyl siding from Builder's samples
- Quality brick and/or stone from Builder's samples as per drawings
- Aluminum soffit, fascia & eavestrough
- Laminated fibreglass-based shingles
- Insulated exterior entry doors
- Maintenance free energy efficient vinyl windows
- Sectional steel insulated garage door with chain drive garage door opener (one per door)
- Paving stone driveways & front sidewalk

Heating System

- High efficiency gas furnace
- Central air conditioning
- Programmable thermostat
- Heat recovery ventilation system

Flooring

- Carpet from Builders's samples as per drawings
- Ceramic tile from Builder's samples as per drawings
- Engineered hardwood flooring from Builder's samples as per drawings

Cabinets

- Quality kitchen cabinets and vanities from Builder's samples
- Quartz countertops in kitchen, powder room & master ensuite from Builder's samples (all other countertops to be laminate from Builder's samples)

Electrical

- 200-amp service panel with breakers
- Smoke alarm and carbon monoxide detectors as per code
- 15 pot lights in total (interior & exterior)
- \$1500 lighting fixture allowance
- Rough-in for phone, internet, central vacuum and future car charging (located in garage)

Plumbing

- Rough-in for 3-piece bathroom in basement
- Acrylic tubs and/or showers with acrylic walls as per drawings
- Ensuite bathroom includes custom glass shower & door w/ mosaic base (stand alone tub as per drawings)
- Double bowl undermount stainless-steel kitchen sink
- Laundry facilities as per drawings

Other Features

- Main floor to ceiling height approximately 9 feet, Second floor bedroom level ceiling height approximately 8 feet, basement ceiling height approximately 8 feet 8 inches
- Basement exterior walls framed at 24" o.c. with R20 insulation
- Textured ceilings throughout finished living areas
- Standard trim package 5.25" baseboard & 3.5" casing
- Walls and ceilings in all finished living areas to be primed and painted with a maximum of two coats of paint (2 colour choices allowed as a standard)

The vendor reserves the right to substitute any materials and/or modification necessitated by Construction techniques, building codes or availability of materials. No alterations and/or deletions to the specifications shall be made by the purchaser unless provided for in a specification change order duly signed by both parties.