

FEATURES & FINISHES



EXTERIOR DESIGN FINISHES

- Exterior colour packages, designed by award-winning architectural firm Simmonds Architecture.
- Architectural roof shingles with a limited Lifetime Warranty and synthetic shingle underlayment.
- Architectural clay brick at the front elevation, with premium fibre-cement siding and panels throughout remaining exterior surfaces.
- Insulated metal front door with glazed panel (sidelights and transom panels, model dependent).
- PVC windows coloured at exterior surface, with Low E. Argon filled and sealed glazing units.
- PVC patio or garden doors coloured at exterior surface, complete with glazed panels (as per plan).
- Insulated steel door from house to garage.
- Pre-finished insulated metal overhead garage door.
- Pre-finished aluminum fascia and soffit finish at the underside of porch, as per exterior colour package.

KITCHEN DESIGN & FINISHES

- 3/4" thick quartz or granite countertops on lower cabinets and island from standard interior designer selection packages.
- Designer kitchen door styles and no VOC finishes from standard interior designer selection packages.
- 36" upper cabinets built out over refrigerators with soft-close hardware throughout and a spacious island.
- Pot drawer, under-counter microwave cabinet and bank of drawers in all units.
- Tiled kitchen backsplash extended to underside of ceiling at canopy style hood fan.
- Stainless steel under-mount double bowl sink with integral single lever pull out spray faucet.

INTERIOR DESIGN FINISHES

- Ceramic tile flooring at foyer and powder room (as per plans).
- Engineered Luxury Vinyl Plank (LVP) in all other ground floor areas (as per plans).
- 40 oz. carpet with high density underpads in all second floor areas (except for tiled areas).
- Tiled ensuite and main bathroom including a selection of 12" X 24" floor tiles from standard interior designer selection packages (as per plans).
- Carpet finish stairs from the main floor to second floor with oak wall mounted handrails and painted stringers.
- Painted stairs to basement with painted railing.
- 9' ceilings on ground floor and 8' ceilings on second floor, excluding dropped ceilings and bulkhead areas (model dependent).
- Smooth finished painted ceilings throughout (except for gypsum board finish in the garage).
- Raised ceiling detail in primary bedroom (model dependent).
- Choice from one of 3 standard interior designer selection packages with optional luxury finishes available.
- MDF baseboards and casings with modern profile and modern flush panel interior doors.
- Lever handle door hardware at all interior doors.
- Swing doors with modern profile on all closets (unless shown otherwise).
- Unfinished basement space provides additional storage (as per plan).

ENERGY EFFICIENT APPLIANCES

- Stainless steel refrigerator complete with waterline connection.
- Stainless steel dishwasher complete with plumbing.
- Stainless steel slide-in electric range.
- Stainless steel canopy range hood vented to the exterior.
- Stainless steel microwave.
- Electric washing machine and ventless heat pump dryer.



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ENSUITE & BATHROOM DESIGN FEATURES

- Single lever chrome faucets in all bathrooms, powder rooms and ensuites.
- Ensuite vanity to include ¾" quartz or granite countertop complete with under-mount sink and a bank of drawers.
- Ensuite to include molded shower base with sliding tempered glass doors and tiled shower wall.
- Main bathroom vanity to include ¾" quartz or granite countertop complete with under-mount sink.
- Main bathroom to include acrylic bathtub with tiled surround.
- Pressure balancing mixing valves and upgraded chrome finish shower heads in all showers.
- Low water consumption, two piece toilets with elongated bowls in all bathrooms.
- Floating mirror and wall mounted linear LED vanity light in all bathrooms.
- Modern pedestal sink in powder room.
- Shut off valves at all accessible plumbing fixtures.
- Frost-free exterior hose bib in garage.
- Drain water heat recovery unit.

INDOOR ENVIRONMENTAL CONTROL SYSTEMS & MECHANICAL FEATURES

- 96% high efficiency natural gas furnace with ECM motor. (rental)
- High efficiency media air filter, 13 MERV rating.
- Energy efficient horizontal discharge heat pump - cooling & heating. (rental)
- Heat recovery ventilator (HRV) installed in ducted configuration. (rental)
- Hybrid electric heat pump hot water heater (rental).
- Wi-Fi enabled programmable thermostat.
- Soil gas and radon gas under-slab vent system extended and capped within the attic.
- Bathroom exhaust grills connected to HRV system.
- Kitchen exhaust ductwork vented to the exterior.

ELECTRICAL & COMMUNICATION FEATURES

- Category 6 structured cable wiring for two locations complete with network switch, located in basement.
- Data outlet for future Wireless Access Point (WAP) ceiling mounted at second floor.
- Rough-in conduit for future car charging station from garage to unfinished basement space.
- LED lighting included throughout the entire home.
- Capped ceiling outlet in dining room, at kitchen island and in primary bedroom for future light fixtures.
- Modern ceiling mounted light fixture in all other bedrooms.
- Draft protected electrical outlets at all exterior walls.
- LED Recessed pot lights in foyer, stairwells, kitchen, upper hall, shower and tub enclosures (as per plans).
- Decora light switches and electrical outlets throughout, with light switches installed at designer height of 43"
- 2 exterior weatherproof electrical outlet.
- 2 combined USB/electrical outlets (one at kitchen island, one at primary bedroom)
- Fiber optic cable service available to each home.
- Interconnected combination smoke/carbon monoxide detectors at all floors and in all bedrooms.
- Conduit from attic to basement for future solar, electrical, sound or networking use.
- 100 amp electrical service with electrical panel.



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SUPERIOR INSULATION LEVELS

- R60 attic insulation, blown or batt.
- R22 wall insulation in all exterior ground and second floor framed walls with R5 laminated OSB/foam sheathing at all living areas.
- Spray foam insulation at ground floor header locations and around all door and window openings.
- Two layers of R12 batt insulation and 6 mil poly vapour barrier at the interior side of all foundation walls except for party walls.
- Fully insulated garage with R12 batt insulation in all exterior garage walls and R40 batt insulation at garage ceiling below heated plenum at underside of second floor finished areas.
- Air Barrier Membrane System complete with membrane protection at window and doors sill and jamb locations.

CONSTRUCTION MATERIALS

- 20 MPA concrete foundation walls with steel reinforcement.
- 3/4" enhanced OSB floor sheathing at all framed floors.
- Party walls feature two independent 2" x 4" stud walls separated by noise attenuation space, fire resistant drywall assembly and insulation.

LOT DESIGN & MATERIALS

- Boulevard landscaping and trees as per city-approved landscape plans.
- Sodded front and side yards (as per landscape plan).
- Paved asphalt driveway and patio stone walkway from driveway to the front porch.

INCLUDED INTERIOR DESIGN PACKAGES



Package A



Package B



Package C