

The Features

Exterior Finish

- Architecturally co-ordinated array of Acrylic stucco, brick and Fiber cement siding, strong and low maintenance
- Double side by side garages and driveways on all plans
- Two balconies per plan
- Expansive sliding glass doors and windows in master suite
- Solid insulated fibreglass exterior doors
- Aluminum soffits on generous 3 foot overhangs with 5" aluminum gutter
- 16' x 7' Gallery Premium Series insulated garage doors with windows, quiet belt drive opener
- Covered patio deck off kitchen, aluminum picket railings, privacy walls and vinyl coverings
- Privacy deck off master with solid wall and vinyl coverings
- Covered entry front and rear
- Energy efficient black vinyl windows
- Cambridge IKO limited lifetime architectural shingles
- Large ground level patio with concrete broom finish
- Double driveways in exposed aggregate

Construction

- 9' Ceilings on main and bedroom floors
- Pre-engineered 14" "I" Joists with ¾" subfloor
- Sound proof party wall system with staggered and insulated studs, double drywall layers and 1" air space
- R 42 blown insulation in roof assembly
- Finished and insulated double garage

Interiors

- Custom designer selected componentry
- Quartz counters in kitchen, powder room and master ensuite
- Stylish "shaker" kitchens with cabinets at 90" height
- Kitchen Aid stainless appliance package with "Cafe" style gas range, counter depth refrigerator and hidden panel dishwasher and range hood chimney
- under mount stainless kitchen sink by Kohler
- technician designed ample kitchen lighting with ceiling pots, island pendants and under cabinet lighting

- Sleek and contemporary electric fireplace with mantle, ready for flat screen tv
- Conveniently located Whirlpool side by side washer and dryer, front load
- Kohler faucets, chrome
- Hytec shower enclosure
- Tiled shower in master ensuite with 10 mil glass door and enclosure
- Rain shower head with single lever control
- Waterline to fridge
- Rough in for central vacuum and security systems

Flooring

- Ceramic tile in entry, bathrooms and laundry
- Hardwood throughout the main living level (Carpet in den A & D units)
- Carpet in bedrooms and halls

Systems

125 amp. service
Rheem high efficiency 50 us gal hot water tank
Frost free exterior hose bib in garage and patio
Natural gas BBQ outlet on kitchen deck
Three cable outlets and two telephone outlets
Energy star rated high efficiency gas furnace
Central air conditioning
Rough-in for central vacuum
Rough-in for security system

Comprehensive Warranty

Coverage by National Home Warranty includes:

Two years for materials and labour
Five years for the building envelope
Ten years for structural

Specifications are subject to change without notice