

**STANDARD LUXURIES**

- 9' main floor ceiling height (complimented by 8' front and rear door), 9' second floor ceiling height (complimented by vaults in select plans), 8' undeveloped basements ceiling height
- A la carte designer selected finishing options to personalize your home
- ¾" Engineered stone countertops throughout home with undermount sinks
- Spacious kitchens, designed for entertaining which include 42" upper cabinetry height, full height cabinetry built in with microwave, soft close drawers and doors, full-height kitchen backsplash and chimney hood fan
- Energy Star stainless steel appliance package (white front-loading washer and dryer)
- Curbless and fully tiled walk in ensuite showers with lifetime warranty (excluding Preston and Burwick). Easy maintenance fibreglass tub surrounds in other bathrooms
- Modern, single panel profile interior doors
- Quality laminate flooring throughout main floor and carpet throughout second floor. Tiled bathroom floors (excluding powder rooms)
- Fully landscaped front yards plus rear yard fencing
- Roof ready for solar panel installation

**QUALITY CONSTRUCTION**

- Engineered floor joist system and roof trusses
- R19 exterior wall and R40 attic insulation
- Foundation damp proofing to all basement exterior concrete walls
- Asphalt shingles roof with 30-year manufacturer warranty
- Vinyl windows with dual pane high-performance low emissivity glass, excluding basement windows and patio or entry doors
- Built Green Certified, recycled content in building materials, low carbon concrete
- Flat panel ceilings in all finished areas
- Walls and ceilings of attached garages insulated and drywalled

**HEATING, PLUMBING & ELECTRICAL**

- Air conditioning and heating with low carbon, high efficiency mini-split system with head on main and second floor (baseboard heat in secondary spaces)
- Air circulation system providing fresh air distribution throughout home via Central Recirculating Ventilator (CRV)
- Two exterior weatherproof plugs (GFI)
- 200A electrical service
- 240V/40A electric car charger circuit roughed in (not applicable for rear lane product)
- Internet and cable pre-wire
- 60 gallon electric hot water tank

**EXCELLENT EXTERIORS**

- Modern architecture with enlarged windows to allow natural light in throughout the home
- Durable fibre cement siding with various modern accent materials
- Aluminum soffits, eavestroughs, downspouts and hardie fascia (where applicable)
- Front attached double garages with 8' high door, various styles (rear detached garages are optional and not included as standard)
- Exposed aggregate concrete (driveways, front walks)

*The Developer/Builder reserves the right to make modifications or substitutions to building design, specifications, features, plans, options, materials and drawings before or after a Disclosure Statement is filed. Any measurements provided are approximate only. Renderings shown (interior and exterior) are for general illustration purposes only and should not be relied upon to accurately represent the actual final product. E.&O.E.*

