

Foundation/Concrete/Basement

- 9' Undeveloped basement with roughed in 3 piece bath
- Driveway, entry and patios concrete, broom finish

Framing

- Engineered floor joists, roof trusses and beams
- Exterior perimeter walls: 2"x 6" @ 24" on center
*Lots 151 and 152 Exterior perimeter walls: 2" x 8" @ 24" on center
- Interior walls: 2"x 4" @16" on centre

Windows & Doors

- Vinyl casement and slider with low E argon gas filled with glazing
- 8' high by 3' wide fibreglass stained front door
- Insulated garage door complete with garage door opener, two remotes and keyless entry

Exterior Finishing

- 30 Year asphalt shingles, including ice and water shield on all valleys and along eaves
- Cement board siding/shingles/panels
- Prefinished aluminum, vented soft
- Prefinished 8" fascia
- Cultured stone exterior accents on posts at front entry as specified
- Exterior decks finished with vinyl, sheet goods, glass railings and aluminum posts/caps (*where applicable)
- Xeriscape landscaping
- Drip irrigation system and timer

Interior Finishing

- 6" Baseboard and 4" casings
- Recessed 2-gang tv box with brush entry/ conduit flex tube to side of fireplace where cable and CAT5 available
- Poplar railings stained to match hardwood with metal spindles *where applicable
- Wire shelving in bedrooms, linen and entry closets wire.
- White melamine (4) shelves in the kitchen pantry
- 5mm clear mirror full cabinet width in bathrooms
- Ensuite fibreglass shower pan with tile to the ceiling and 10mm frameless shower door 8" round chrome pull handle

Mechanical, Plumbing & Electrical

- High efficiency gas furnace (95%)
- Central Air Conditioner
- 5" pleated air filter
- Healthy climate bypass humidifier
- Designer switches and plugs throughout
- Smart panel installed in main floor closet with CAT5 in kitchen and primary bedroom. CAT6 in living room, primary bedroom and bedroom 2 (where applicable)
- Natural gas fireplace with stone front and maple mantle
- Natural gas BBQ outlet on main deck (1)

Interior lighting

- Builders lighting package

Kitchen & Bath Cabinetry

- Shaker or flat panel profile cabinet doors
- 35" Upper cabinets in kitchen
- Soft close cabinets and drawers in kitchen
- 1 set of pot and pan drawers in kitchen
- Furniture kick on island
- Pantry door painted to match trim

Kitchen & Bath Finishing

- Double bowl stainless steel under mount kitchen sink
- Kitchen faucet: chrome, one-handle high arch pull down
- Stone countertops in kitchen
- Bathroom faucet: chrome, one-handle low arch
- Vanity basins: china, drop-in oval
- Chrome tub/shower faucet with posi-temp valve

Appliances

- Standard Appliance Package

Flooring & Tile

- Laminate floors in living room, hallways, kitchen and dining room
- Tile floor in foyer, laundry and bathroom(s)
- 40oz. carpet with 10lb underlay in bedrooms
- Two rows of ceramic tile along top of bathroom vanities, (side wall(s) and rear)
- Full height tiled ensuite shower and main floor bathtub *where applicable
- Back splash in kitchen to bottom of upper cabinets