

Exclusive Features

(Applies to all home plans not currently under construction)

EXTERIOR

- Quality designed 30 year architectural self-sealing shingles
- James Hardie cement-board siding †
- Underground utilities paid for by builder
- Superior drainage material wrapped around basement and crawlspace walls with weeping tile
- Low E Argon Energy Star maintenance free windows with screens on operator
- Windows installed with expandable foam to minimize air leakage
- Casement windows with multi-point locking system *
- Metal flashing installed above decks and steel drip edge above windows
- Quality exterior caulking around all window and door openings
- Steel insulated entry door from garage with self closing hinge
- All security dead bolts are keyed alike
- Aluminum soffit, fascia and 5" eaves trough *
- 2 Exterior frost-free hose bibs
- 4" poured concrete garage floor
- All rough grades finished ready for topsoil
- Driveway finished with 5/8-minus granite

STRUCTURAL

- Insulated Concrete Forms (ICF) installed for all crawlspaces and basements for maximum strength, moisture resistance, and insulative value
- Engineered floor joist for maximum strength and spans
- 5/8 plywood sub-flooring on floor system, glued and screwed to prevent squeaks
- 2 x 6 exterior wall construction sheathed with 1/2" OSB for structural strength
- Pre-engineered trusses or roof frames as per OBC standard or better
- Exterior walls wrapped with a weather protection air barrier system



- All exterior decks are constructed with brown pressure treated deck joist and beams with 2x6 brown pressure treat deck boards ‡
- Exterior walls insulated with R24 blown-in insulation and R60 blown-in insulation on flat ceilings
- Vapor barrier installed and sealed to exterior air barrier system to prevent air leakage

INTERIOR FINISHES

FIRST FLOOR

General

- 9 foot ceiling height on main floor
- 8 foot ceiling on second floor
- 5 1/4" MDF Baseboard and 3" MDF window and door casing †
- Choice of 2 paint colours in interior premium latex paint ‡
- Closet interiors painted white
- Moulded panel interior doors with quality satin chrome hardware †
- Swing doors on all closets *
- Oak stair tread and railing to second floor ‡
- Porcelain tile installed on all kitchen, bathroom, and entry way floors. Hardwood installed throughout rest of main floor (other than bedrooms)
- 40 oz carpet installed everywhere else on main and second floor ‡
- Insulated metal front entry door †

KITCHEN AND BATH

- Custom made kitchen cabinets with wide range of door styles and finishes ‡
- Vent pipe installed to exterior for range hood
- Double stainless steel sink with single lever faucet
- Trims and hardware by Richelieu with soft closing doors and drawers †
- Quartz counter top †
- Quality Moen, or equivalent, single lever taps in the kitchen and bathrooms



- HRV Vents in bathrooms and kitchen to exhaust stale air
- Wall mounted mirrors above all vanities
- Walk-in glass shower
- Acrylic or fiberglass tubs
- Full height ceramic tile on bathtub enclosures
- One ceiling fixture and vanity lighting in each bathroom
- Privacy locks on all bathroom doors †

GARAGE

- 1 garage door opener as required
- R12 insulated sectional garage doors with openers

BASEMENT (as per plan)

- Construction grade stairway *
- Single Light switch for crawlspace or unfinished basement ‡
- Balance is unfinished ‡
- ICF covered with drywall with fire-tap (on full basements)
- ICF covered with 1/2 plywood (on crawlspaces)

PLUMBING

- 3/4 Ipex supply to each bathroom and kitchen
- Colour coded Ipex waterlines in 1/2 and 3/4 supplies
- ABS drains and vents
- 40 gallon energy-saver electric water tank
- Drilled well with submersible pump and 20 gallon pressure tank
- Filter septic bed designed and certified

HEATING AND COOLING SYSTEMS

- High efficiency propane system standard
- Wifi programmable thermostat



- Dampers on all supply air ducts
- Heat recovery ventilation (HRV)
- Ducting is sized for future air conditioning

ELECTRICAL

- 200 amp breaker panel with copper wiring throughout
- All bedroom receptacles are wired to arc-fault breakers for maximum safety.
- Smoke detector installed in each bedroom and on each floor with battery backup.
- Decora switches throughout the home.
- Three-wire to all ceiling bedroom fixtures (fan ready)
- Airtight electrical boxes on exterior wall
- Ground fault interrupted (GFI) plug on exterior front and rear of home
- Electrical outlets in all bathrooms to include ground fault interrupters (GFI).

WARRANTY

- All homes are backed by the Tarion Warranty Corporation.
- Every home includes a one year comprehensive warranty plus a two year warranty on plumbing, electrical, heating and water penetration of the building envelope, and seven years against any major structural defects.
- The number of steps at the front porch and in the garage may vary from the plan and is subject to the grading plan.
- All renderings and maps in brochure are artists concept. Room dimensions are approximate and may vary.

Subject to change without notice.

* As per plan

† As per builder's selection

