

# Features

## EXTERIOR DOORS AND WINDOWS

- Front Door: Fiberglass painted front door with a single side lite and transom above
- Patio doors: 6' vinyl sliding glass door

## EXTERIOR CLADDING AND FEATURES

- Siding: James Hardy fibre cement siding in board and batten profile in Arctic White and in shakes profile in Aged Pewter in areas as shown on the drawings
- Brick: Shouldice Polar White strata smooth concrete brick in areas as shown on the drawings
- Stone: Shouldice Slate Estate Stone concrete stone in areas as shown on the drawings

## GARAGE DOORS

- Insulated steel sectional overhead garage doors in stamped carriage profile with frosted glass panels and wood grain finish Chain drive door openers included

## DRIVEWAY

- Brushed Concrete Driveway steps and porches

## LANDSCAPING

- Each unit will receive a length of boxwood shrubs at the entrance to the unit as shown on the renderings
- The back of each unit will have a 8'x10' brushed concrete patio with a 6'h wood privacy fence

## ELECTRICAL

- B200 Amp electrical service
- Light fixtures available in Black and Chrome package. See Finish Selections Guide for more detailed information
- Pre-wired Cat5 outlets to serve Great Room TV location

## HEATING

- Variable speed high efficiency furnace & air conditioner
- Ecobee smart home thermostat

## STAIRS AND HANDRAILS

- Carpet stairs c/w poplar handrail, 3-1/2" poplar newel post and cap and 5/8" metal pickets in round or square

## MILLWORK, COUNTERTOPS AND MIRRORS

- Quartz countertops throughout
- See finish selections guide for kitchen layouts and cabinet colour selection options

## PLUMBING

- Delta Trinsic plumbing fixtures in chrome finish throughout with available upgrades to black and gold
- Curbless tile shower w/ mosaic tile base and glass shower door
- Glass shower door hardware available in black and chrome
- Water line to fridge included

## PAINT AND DRYWALL

- Orange peel ceiling throughout finished spaces except flat in bathrooms and closets
- Garage is drywalled

## FLOORING AND TILE

- Engineered hardwood throughout main floor except otherwise noted below
- Ceramic tile floors in front entrance, back hallway, laundry closet, washroom floors and on bath and shower surrounds
- Carpet flooring in all bedrooms c/w upgraded underpad

## APPLIANCES

- The supply of any kitchen and laundry appliances are not included in the base price of the home. This includes the stove, dishwasher, fridge, washer and dryer
- Appliance packages are available as noted in the finish selections guide and include installation
- Appliances provided by the client are to be delivered and installed after the occupancy date

## INTERIORS TRIM, DOORS, HARDWARE AND CLOSETS

- In profiles as shown in the finish selections guide
- Interior Door Hardware: Weiser interior door hardware in profiles as shown in the finish selections guide
- Bedroom closets: single row of 12" open slide wire shelving
- Linen closets and pantry: four rows of 12"-16" linen wire shelving