



Lost Creek Point **Santina Units**

This bright, wide-open floorplan incorporates a generous covered patio off the Kitchen and living room. Having 3 bedrooms and 3 full baths make this a perfect plan. A double side-by-side garage, 9' ceilings up and down are only a few details that make this home exceptional value. The unique location of all Santina homes allow access to your garage off of Rocky Point Drive!

All specifications subject to change without notice.

General Construction:

- 9' ceilings throughout unit except 10' in living and kitchen
- 2" x 6" exterior walls c/w R-24 insulation
- "I-Joist" 14" floor system with ¾" T & G plywood
- R-50 blown insulation in ceilings
- Finished and insulated garage with R24 insulated walls
- ½" Ener Air Insulation Board on exterior (R3)
- Hardwired smoke /carbon monoxide detectors
- Soundproofing: partition/fire walls between units- constructed with two walls with staggered 2x4 studs, 1" airspace, R12 insulation in each wall, two sheets of 5/8" drywall and 2 sheets ½" drywall

Exterior Finish:

- Fibre cement horizontal siding
- Acrylic Stucco
- Paint grade metal smart trim detail
- Cultured stone on front elevation
- Stained fibreglass front entry feature door
- Aluminum soffits with 5" fascia gutters
- Exposed aggregate driveways and sidewalks
- 16'x 8' upgraded metal insulated (R-18) garage door (with windows)
- Automatic garage door opener key pad and 2 remote openers
- Covered entry and large rear ground level exposed aggregate patio
- Plygem Metal Clad Vinyl Designer windows Eco Gain 180 with Argon gas
- Separate circuit and switch for exterior Christmas light receptacle in eave
- Lifetime laminate roof c/w metal valleys and raised ridge caps
- Fully landscaped c/w underground irrigation system

Interior Finish:

- Professionally designed interiors and kitchens
- Soft close cabinet doors and drawers
- Quartz countertops in kitchen
- KitchenAid gas stove, fridge, dishwasher and microwave
- Whirlpool washer and dryer
- Taymor Premier Series door and bath hardware
- Delta Chrome Trinsic faucets
- Hytec tubs and showers
- American Standard Evolution toilets
- Waterline plumbed to the fridge
- Decora style switches and outlets
- 4 ½" baseboards
- Square cornered drywall with textured ceilings
- Melamine closet shelving
- Savannah Essence 45" linear natural gas fireplace
- Under cabinet lighting in kitchen
- Rough-in for central vacuum system and vac pan in kitchen
- Energy saving LED lighting in all fixtures

Flooring:

- Engineered hardwood flooring on main living
- Tiled bathrooms
- Carpet in bedrooms and stairs
- Vinyl plank flooring on lower level

Mechanical:

- 100 amp electrical service
- Navien tankless high efficiency gas hot water heating system
- 2 frost free exterior hose taps
- 3 cable TV outlets
- 2 telephone outlets.
- Natural gas BBQ outlet

HVAC:

- Dual Energy System: Bosch 18 Seer Air Source Heat Pump with a York Energy Star rated high efficiency gas furnace
- Nu-Air ES100 heat recovery ventilation system
- Broan QTXE110c bath fans