



# Hidden Lake LOOKOUT Townhomes

## STANDARD SPECIFICATIONS

### *Merlin & Mallard Units*

**Status quo July 2015.**  
**All specifications subject to change without notice.**

#### **General Construction:**

- 9' ceilings throughout unit
- 2" x 6" exterior walls c/w R-20 insulation
- "I-Joist" floor system
- R-44 blown insulation in ceilings
- Finished and insulated garage with R20 insulated walls
- 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 shake siding / Acrylic stucco
- Paint grade smart trim detail
- Cultured stone on front elevation/rear
- Solid fibreglass exterior doors
- Aluminum soffits with 5" fascia gutters
- Exposed aggregate driveways and sidewalks
- 9'x8' flat panel garage doors (with windows)
- Automatic garage door opener key pad and 2 remote openers
- Aluminum picket railings on rear deck
- Covered entry and partially covered rear deck
- Privacy wall between decks
- Plygem windows Eco Shield 270 with Argon gas (screens included)
- 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
- Quartz countertops in kitchen
- Bosch gas stove, fridge, dishwasher and microwave
- Whirlpool washer and dryer
- Taymor Premier Series door and bath hardware
- Moen Rizon (chrome faucets)
- Hytec tubs and showers
- Proflow toilets
- Waterline plumbed to the fridge
- Decora style switches and outlets
- 5 ½" baseboards
- Square cornered drywall with textured ceilings
- Melamine closet shelving
- Rough-in for central vacuum system and vac pan in kitchen

### **Flooring:**

- Mallard units: hardwood front entry
- Merlin units: tiled front foyer, laundry and bathrooms
- Engineered hardwood on main floor
- Carpet in bedrooms and stairs

### **Mechanical:**

- 100amp electrical service
- Mallard units: 50 US gallon Rheem high efficiency gas hot water tank
- Merlin units: 60 US gallon electric hot water tank
- Built-in vacuum rough-in only
- Frost free exterior hose tap in garage
- 3 cable TV outlets
- 2 telephone outlets.
- Natural gas BBQ outlet

### **HVAC:**

- Dual Energy System: hybrid Payne Energy Star rated high efficiency gas furnace / Bosch geothermal heating and cooling system (ground source water to air heat pump)
- Exterior ground loop system provided by TerraSource Utility Services (monthly utility cost is included in strata fee)

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