

Home Specifications

GENERAL CONSTRUCTION:

- ◆ Ceiling heights: lower- 9', main-10', upper- 8'
- ◆ 6" exterior walls c/w R-24 insulation plus 1" Ener Air Insulation Board on exterior (R3)
- ◆ 11 7/8" "I-Joist" floor system with 3/4" T & G plywood + 1" gypcrete topping
- ◆ R-50 blown insulation in ceilings
- ◆ Finished and insulated garage with R24 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, 1/2" & 5/8" fire rated drywall on each side of party wall

EXTERIOR FINISHES:

- ◆ Fibre cement horizontal siding
- ◆ Acrylic Stucco
- ◆ Paint grade 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
- ◆ 9'x 8' upgraded metal insulated (R-12) garage door (with windows)- Interior units, Corner units 16' x 8'

- ◆ Automatic garage door opener keypad and 2 remote openers
- ◆ Plygem Metal Clad Vinyl Designer windows Eco Shield 270 with Argon gas
- ◆ Laminate roof c/w metal valleys and raised ridge caps
- ◆ Fully landscaped c/w underground irrigation system
- ◆ Roof top patios

INTERIOR FINISHES:

- ◆ Professionally designed interiors and kitchens
- ◆ Soft close cabinet doors and drawers
- ◆ Quartz countertops in kitchen, ensuite, powder room and main bath
- ◆ KitchenAid gas stove, fridge, and dishwasher
- ◆ Whirlpool washer, dryer, and OTR
- ◆ Taymor Premier Series door and bath hardware
- ◆ Moen Chrome faucets
- ◆ Hytec tubs and showers
- ◆ American Standard Studio toilets
- ◆ Waterline plumbed to the fridge
- ◆ Decora style switches and outlets
- ◆ 4 1/2" baseboards
- ◆ Square cornered drywall with textured ceilings
- ◆ Melamine closet shelving
- ◆ 42" Napoleon linear electric fireplace

- ◆ Under cabinet lighting in kitchen
- ◆ Pre-wire for cable and TV
- ◆ Energy saving LED lighting in all fixtures

FLOORING:

- ◆ Engineered Boen hardwood flooring on main living
- ◆ Tiled bathrooms
- ◆ Carpet in bedrooms and stairs
- ◆ Vinyl plank flooring on lower level- Corner units only. Interior units have tiled entry

MECHANICAL:

- ◆ 125 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
- ◆ 2 natural gas BBQ outlets
- ◆ Rough in for level 2 EV charger
- ◆ Rough in for 120 volt, 20 amp (max.) hot tub plug on roof top patio

HVAC:

- ◆ Geothermal heating and cooling system
- ◆ Nu-Air ES100 heat recovery ventilation system
- ◆ Broan QTXE110c bath fans

**ALL SPECIFICATIONS SUBJECT TO
CHANGE WITHOUT NOTICE**