

Standard Features

Exterior Details

- ❑ Maintenance-free “Hardie” Plank siding, board and batten, (stucco accent walls) c/w wood/stone/brick accents
- ❑ LifeTime architectural shingles or TorchOn for flat roofs and metal roofs
- ❑ Glass railings to Decks
- ❑ “Hardie” Cladding to deck columns/beams and fascia
- ❑ Wood soffits in covered front entry and rear upper deck, aluminum soffits on remaining overhangs
- ❑ Easy care vinyl sundeck (on walk out lots)
- ❑ Stand-off address numbers

Interiors

- ❑ 5’ Crawl Spaces, 10’ main, 9’ upper (optional basements where Lot dictates)
- ❑ Decorator Screwless Light Switches
- ❑ 5 1/4” flat stock base mouldings
- ❑ 3 1/2” flat stock window & door casings
- ❑ 1 or 2 panel smooth interior doors with Weiser Vedani satin nickel lever door hardware, Barn doors solid core
- ❑ Ceramic tile foyer, laundry & bathrooms
- ❑ Engineered Hardwood in Dining, Kitchen, Great Room Hallway & Powder Room.
- ❑ Cornet Webster II (or equiv) carpet with 10 7/16” lb, high density underpad, stairs & bedrooms (basement when applicable)
- ❑ Pre-finished solid melamine closet shelving
- ❑ Three coat paint finish
- ❑ Engineer Floor Joist System
- ❑ Rough-in Central Vacuum

Kitchen

- ❑ Appliance packages included
- ❑ Maple, Oak or Lacquer Shaker Cabinets to 8’ height
- ❑ Quartz counter tops
- ❑ Full tile backsplash
- ❑ Double stainless steel undermount sink
- ❑ Moen faucets

Bath and Ensuite

- ❑ Maple, Oak or Lacquer Shaker vanities
- ❑ Quartz countertops
- ❑ Full vanity mirror
- ❑ Tiled custom shower in Ensuite
- ❑ Delta or equivalent faucets
- ❑ Second Vanity Sink in Ensuite

Energy Efficiency

- ❑ 97% high efficient furnace c/w ECM high efficient fan, 2 stage gas valve
- ❑ HRV (Heat Recovery Ventilator)
- ❑ Central Air Conditioning
- ❑ Exterior walls with R-22/24 insulation
- ❑ R-50 attic insulation with high heel trusses
- ❑ Low E, high efficient windows and doors
- ❑ Insulated garage door & insulated fiberglass entry doors
- ❑ Navian Tankless with recirc line
- ❑ Gas fireplace with tile surround & wood mantle
- ❑ Recessed LED pot lights with 12 dimmers
- ❑ Two 40 amp car charging rough ins
- ❑ Lighting allowance per home
- ❑ EnerGuide Rating and Blower Door Test

Safety & Security

- ❑ Three point security entry locks
- ❑ Double locking patio doors
- ❑ Automatic overhead garage door, belt drive opener, 2 remote controls, wireless keypad

Landscaping

- ❑ Front and rear yard landscaped
- ❑ Timer controlled irrigation
- ❑ Flowering Tree in boulevard (per Design Guidelines)