

Exterior

- Shrubbery, trees, landscaping and irrigation system as per plan
- Driveways and walkways made of interlocking stone
- Permacon "Laffit" stone, brick, board and batten as per elevation
- Lifetime "Timberline" roof shingles
- 10' X 20' **covered rear deck**
- **Double car garages** with insulated raised panel garage doors with transom windows
- **20MPa concrete foundation**
- Block partition walls in garages to achieve maximum security

Interior

- **9' ceilings** on main floor
- Kitchen & bathrooms to have smooth ceilings; otherwise **California knockdown** throughout.
- Ceramic tiles in front entry, kitchen & bathrooms
- **Luxurious broadloom and upgraded underpadding** in Master & Flexroom
- Laminate wood flooring in Great Room
- Engineered floor system with ¾" sub-floor (glued & screwed) throughout to ensure Silvergate's renowned "**non-squeak**" floors
- Upgraded 800 series doors
- **Schlage** satin nickel "Avila" lever hardware throughout
- **Main floor Laundry Room**
- Alarm rough-in
- **Cold cellar** with fresh air vents
- **Extra-large** basement windows for future finishing

Bath & Vanities

- Elegantly appointed baths with vanity, sink & full sized mirror to match
- **Luxurious 4-piece ensuite**
- His & Her vanities
- **American Standard** plumbing fixtures
- **Moen** taps & accessories
- **Dressing area** with multiple options
- 3-piece rough-in in basement

Kitchen

- Choice of custom quality cabinets & countertops
- Double stainless steel sink with upgraded **Moen pull-out faucet**
- Dishwasher rough-in included
- Large "eat-in" kitchen **island**
- Stainless steel, **free-standing hood range**
- **Pantry** included (two options)
- **Pots & pans drawer** included next to stove

Electrical & Technology

- 100 amp electrical service
- **\$800 lighting allowance**
- Three exterior pot lights
- 7 interior **pot lights included**
- **USB outlet** in convenient kitchen location
- 2 exterior electrical outlets (one at front yard, one at rear yard)
- **Central vac** rough-in
- Finished telephone, cable & data outlets
- **6 months free** Cogeco Cable, phone, internet

Energystar Standard Features

- All homes to be **certified Energystar**
- Energystar qualified windows with **Low E argon glass** and screens as applicable
- High-efficiency furnace
- **Programmable thermostat**
- High-efficiency gas hot water heater
- **Spray foam** all window & door frames
- **R22** batt insulation in applicable exterior walls
- **R20** batt insulation full height foundation wall
- **R50** blown-in insulation in applicable ceilings
- **Energystar** qualified Heat Recovery Ventilator (**HRV unit**)
- **Shaft wall partitions for superior sound performance** (Party walls)