

### Interior

- **9' smooth ceilings** on main floor
- **Hardwood flooring** throughout Great Room, Dining, and Den (as applicable)
- **Carpet tread** staircase
- Ceramic tiles in front entry, kitchen, laundry & bathrooms
- **Luxurious carpet and upgraded under-padding** in all bedrooms and Upper Hall as applicable
- Upgraded 800 series doors with Schlage "Avila" **lever door hardware.**
- **Electronic front door lock**
- Upgraded Silvergate **5" baseboards**
- **36" gas fireplace** with mantel
- Master bedroom complete with luxurious **glass & tile shower** and WIC
- Two paint colours included
- **Cold room** with fresh air vents
- **Extra-large** basement windows for future finishing (sizing depends on plan)

### Exterior

- Stone, vertical siding, brick and stucco as per plan
- Asphalt driveway and sod included
- **Owen's Corning True Definition "Duration" shingles**
- **Double car garage** as applicable to plan
- **20MPa concrete foundation**

### Energy Star Features

- Energy Star qualified windows with dual pane **Low E argon glass** and screens
- R22 wall insulation & R60 ceiling insulation for better Energy savings as applicable
- Energy Star high-efficiency furnace
- **Programmable thermostat**
- Energy Star hot water heater
- Energy Star qualified Heat Recovery Ventilator (**HRV unit**)
- Drain water recovery unit

### Custom Kitchens

- **Upgraded Designer kitchen** from Artcraft Kitchens
- **Under-cabinet lighting, valance and crown moulding**
- **Eat-in Kitchen island**
- **Pantry** as applicable to plans
- **Quartz** countertops included in kitchen
- **Kindred under-mount stainless steel** Kitchen sink with upgraded **Moen pull-down faucet**
- Designer stainless steel **hood fan**
- **Pots & pans drawer**
- **Soft-close doors & drawers**
- Whirlpool Appliance package available Stainless steel: fridge, stove, dishwasher)

### Luxurious Bath & Vanities

- Master Retreat complete with WIC and Ensuite with **walk-in glass & tile shower**
- All bathrooms complete with **American Standard** fixtures.
- Ensuite upgraded to right height, elongated designer fixtures.
- **Moen** faucets throughout.
- Ensuite includes **Moen widespread** faucets
- Floating vanity mirrors throughout
- 3-piece rough-in in basement as per plan

### Electrical & Technology

- Lighting fixtures (**\$1200 Allowance**)
- **3 exterior pot lights**
- **10 interior pot lights**
- **USB outlet** in kitchen island
- **Home Security** system rough-in
- Central Vac rough-in
- 2 exterior electrical outlets (front/rear)
- **6 months free** Cable, phone, internet

\*HST included in house price \*Extras subject to HST

\*Lot premiums included in price \* Pricing subject to change without notice.

\*Features and finishes subject to change as deemed by the Builder. All finishes to be selected from Builder's standards.

\*Pricing valid until March 30<sup>th</sup>, 2017.