



# Inspired Style

## FEATURES AND FINISHES

### “The Seashell”

#### Model Home (Lot #2)

##### Interior

- **10' smooth ceilings** in Great Room
- **9' smooth ceilings** on remainder of main floor
- **Hardwood flooring** throughout Great Room, Dining, Foyer and all Bedrooms
- **Oak staircase** with oak handrail
- Ceramic tiles in laundry & bathrooms
- **Walk-out basement** finished as shown with vinyl plank flooring (extra price noted on price list)
- Dark painted **8' doors** on main level
- Schlage “Addison” **lever door hardware with backplate**
- Upgraded Silvergate **5” baseboards**
- **36” gas fireplace** with built-in TV niche
- **Cold room** with fresh air vents

##### Exterior

- **No rear neighbours**
- **Backing onto water front**
- **42-foot deck with Waterview and glass railings**
- Stone, vertical siding, brick as shown
- Sod and armour stone included as shown
- Owen’s Corning True Definition “Duration” shingles
- Dashwood windows with large transoms
- **Double car garage**
- **Interlocking driveway**
- **BBQ Gas line**

##### 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**)
- **Air-conditioning**

##### Custom Kitchens

- **Upgraded Designer kitchen** from Artcraft Kitchens
- **Under-cabinet lighting, valance and crown moulding**
- **Eat-in Kitchen island**
- **Quartz** countertops included in kitchen
- **Kindred under-mount stainless steel** Kitchen sink with **Moen “Align” pull-down faucet**
- Whirlpool stainless steel **hood fan**
- **Pots & pans drawer**
- **Soft-close doors & drawers**
- **Gas Stove line**

##### Luxurious Bath & Vanities

- Master Retreat complete with WIC and Ensuite with double vanity **walk-in glass & tile shower (with shower pot light)**
- All bathrooms complete with **American Standard** fixtures
- Upgraded right height fixtures
- **Moen “Arris”** widespread faucets
- **Moen “Arris” Hand shower with slide bar** in Master shower and Basement Shower
- **Quartz** countertops included in all bathrooms
- Floating vanity mirrors throughout
- Basement Bath complete with **walk-in glass & tile shower**

##### Electrical & Technology

- Designer Light fixtures as shown in Model Home (\$10,000 Value)
- **10 Exterior pot lights**
- **29 Interior pot lights**
- Great Room **Surround System with Apple TV** (\$7500 Value)
- **USB outlet** in kitchen island
- **Touch Screen** Home Security system
- 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 subject to change

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