



Inspired Style

FEATURES AND FINISHES

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 front entry, kitchen, laundry & bathrooms
- **Finished Basement** as per plan (extra price noted)
- Walk-out basement as per plan
- **Upgraded 8' doors** on main level
- Schlage "Avila" **lever door hardware**.
- Upgraded Silvergate **5" baseboards**
- **36" gas fireplace** with mantel
- Master bedroom complete with double vanity, luxurious **glass & tile shower** and large WIC
- Two paint colours included
- **Cold room** with fresh air vents

Exterior

- **No rear neighbours**
- **Short walk to water front**
- Extra large deck with Waterview and aluminum railings
- Stone, vertical siding, brick and as per plan
- Interlock driveway and sod included
- **Owen's Corning True Definition "Duration" shingles**
- **Double car garage** as applicable to plan
- **20MPa concrete foundation**
- **Interlocking driveway**

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**
- **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**

Luxurious Bath & Vanities

- Master Retreat complete with WIC and Ensuite with double vanity **walk-in glass & tile shower**
- All bathrooms complete with **American Standard** fixtures.
- Upgraded right height, elongated designer fixtures.
- **Moen single hole** faucets throughout.
- **Quartz** countertops included in all vanities
- Floating vanity mirrors throughout
- 3-piece rough-in in basement as per plan (if left unfinished)

Electrical & Technology

- Lighting fixtures (\$1200 Allowance)
- **5 exterior pot lights**
- **15 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 subject to change

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