

Interior

- **9' Smooth ceiling** on main floor
- **Hardwood** flooring throughout main level (as applicable to plans)
- Carpet tread staircase
- **Ceramic tiles** in front entry, laundry & bathrooms
- Luxurious carpet and upgraded under-padding in all bedrooms and upper hall as applicable
- Weiser **lever door hardware**
- Weiser grip set on front door
- Contemporary Silvergate baseboards
- Master bedroom complete with convenient ensuite
- **Walk-in closet** as applicable to plans
- Two paint colours included
- **Cold room** with fresh air vents
- sound-dampening insulating for sound transfer ratio of 57 STC

- **Programmable thermostat**
- Energy Star hot water heater
- Energy Star qualified Heat Recovery Ventilator (**HRV unit**)
- Drain water recovery unit
- Luxaire air conditioning

Gorgeous Kitchens

- **Designer kitchen** from Artcraft kitchens
- Modern crown moulding
- **Eat-in kitchen island** (if indicated on plan)
- Kindred stainless steel kitchen sink with upgraded **Moen pull-down faucet**
- Whirlpool **stainless steel hood fan**
- **Soft-close doors & drawers**

Bath & Vanities

- Master Ensuite complete with double vanity as applicable to plans
- All bathrooms complete with **American Standard** fixtures
- **Moen faucets** throughout
- Floating vanity mirrors throughout
- 3-piece rough-in in basement as per plan

Exterior

- **No rear neighbours** (as applicable)
- **Rear Yard Access via Garage Man door** Units are connected at garage only. Also reducing sound transfer between units.
- Lots backing onto **Trees**
- Brick or stone skirt and vertical siding as per plan (architecturally controlled colours)
- Varied front facades per block
- **Asphalt driveway**
- Sod included
- **Owen's Corning True Definition "Duration" shingles**
- Double car garage as applicable to plan
- 20MPs concrete foundation

Electrical & Technology

- Custom lighting packages available
- **2 exterior coach lights**
- **6 interior pot lights**
- **USB outlet** in kitchen island
- Home Security system rough-in
- Central Vac rough-in
- 2 exterior electrical outlets (front/rear)
- 6-month free cable, phone, internet

Energy Saving 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
- High-efficiency **Air Conditioning** unit

*HST included in house price

*Extras subject to HST

*Basement not included in price.

*Pricing subject to change without notice.

*Features and finished subject to change as deemed by the Builder.

*All finished to be selected from Builder's standard.