

Exterior

- Premium pie-shaped lot with Lookout
- Owen's Corning True Definition "Duration" shingles.
- Rear covered patio with aluminium ProBuilt railing
- Double car garage
- Custom "Cinco" brick on all sides , vertical siding
- Contemporary "Moderno" garage door
- 20MPa concrete foundation
- Interlocking driveway
- Extra large windows
- Black exterior windows

Interior

- 9' smooth ceilings on main floor
- 8' interior doors on main floor
- 5" hardwood flooring in Foyer, Great Room, Kitchen, & Bedrooms
- Luxurious 12" x 24" tile throughout all bathrooms & laundry
- Custom stained Oak staircase
- 36" gas fireplace with mantel
- Schlage lever door hardware
- Upgraded 5" baseboards
- Upgraded 8' doors on main level
- Master bedroom complete with large Walk-in Closet and Ensuite
- Choice of two paint colours
- Cold room with fresh air vents
- R22 wall insulation & R60 ceiling insulation for better Energy savings

Custom Kitchen

- Upgraded Designer kitchen from Artcraft Kitchens (Custom Layout)
- LED Under-cabinet lighting complete with valance
- Modern flat panel cabinetry
- Eat-in Kitchen island
- Pot & Pans drawers
- Soft-close doors and drawers
- Quartz countertops in kitchen
- Kindred under-mount Kitchen sink with upgraded Moen pull-down faucet
- Designer stainless steel free-standing hood fan
- Backsplash allowance

Bath & Vanities

- Quartz countertops included in all vanities
- Master Ensuite complete with double vanity with widespread faucets, walk-in tiled shower with built-in bottle niche, free-standing tub, & right height toilet
- All bathrooms complete with American Standard fixtures.
- Moen faucets throughout.
- Custom floating vanity mirrors in all bathrooms.

Electrical & Technology

- 200 AMP service
- Electric Car charging rough-in
- Silvergate "Good Night" switch
- Lighting fixture allowance
- 10 LED exterior pot lights
- 30 LED interior pot lights
- 3 Shower pot lights
- USB outlet in Kitchen island
- Garage opener rough-in
- Home Security system rough-in
- Central Vac rough-in
- 2 exterior electrical outlets (front/rear)
- 6 months free Cable, phone, internet

Energy Star Features

- Energy Star qualified windows with Low E argon glass and screens as applicable
- Energy Star high-efficiency furnace
- Energy Star Air Conditioner
- Programmable thermostat
- Energy Star hot water heater
- Energy Star qualified Heat Recovery Ventilator (HRV unit)

*Lot premiums included in price

* Pricing subject to change without notice.

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