

SPEC HOME FEATURES – Lot #69N

Interior

- 9' Smooth ceiling on main floor
- Hardwood floors on Main level
- Broadloom tread staircase with oak railing (custom design with door removed and exposed treads)
- Ceramic tiles in front Entry, Laundry & all Bathrooms
- Luxurious broadloom and upgraded under-padding in all bedrooms and Upper Hall
- Weiser lever door hardware
- Upgraded 5" baseboards
- Master Retreat with Ensuite & Walk-in closet
- Cold room with fresh air vents
- sound-dampening insulating for sound transfer ratio of 57 STC

Exterior

- **No rear neighbours** (as applicable)
- **Rear Yard Access via Garage Man door**
- Stone skirt and Board & Batten siding
- Asphalt driveway & Sod included
- Owen's Corning True Definition "Duration" shingles
- Car & half garage
- 20MPs concrete foundation

Bath & Vanities

- All bathrooms complete with American Standard fixtures
- Moen faucets throughout
- Floating vanity mirrors throughout
- 3-piece rough-in in basement

Gorgeous Kitchens

- Designer kitchen from Artcraft kitchens
- Modern crown moulding & under-cabinet lighting
- Soft-close doors & drawers
- Eat-in kitchen island
- Quartz countertops
- Fridge water line
- Gas line for stove
- Modern Subway tile backsplash
- Stainless steel kitchen sink with upgraded Moen Arbor pull-down faucet
- Whirlpool stainless steel hood fan
- Fridge, stove, dishwasher included

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

Electrical & Technology

- Designer light fixtures included as shown
- 10 LED pot lights
- USB outlet in kitchen island
- Smart Home Security system
- Central Vac rough-in
- 2 exterior electrical outlets (front/rear)

*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.