



## SPECTACULAR INTERIOR FEATURES:

- Designer flat panel interior doors with horizontal accent grooves.
- 8' and 9' Ceilings, as per plan.
- Open concept designs with up to 17' ceilings in some homes.
- Upgraded satin white painted 2 1/4" wood door trim and 3 1/2" baseboards.
- Interior doors have modern Brushed-nickel Weiser Passage or Privacy lever door handles.
- All closets include white/silver wire shelving, except master closet has Folkstone Grey shelving, single tower with shelves, drawers c/w chrome rods
- Textured ceiling throughout, except kitchen and/or other areas (as per plan) have painted ceiling finish.
- One coat of quality primer and two coats of washable flat paint on all interior walls, with eggshell white paint on all interior doors and trim. Doors and trim will get a semi gloss paint
- Garage finished with primed walls and ceiling.

## MODERN KITCHENS, ARCHITECTURALLY DESIGNED:

- Quality kitchen cabinets (layout as per plan) high gloss or matte white doors and drawers as per colour board specifications.
- Quartz countertops.
- Double, quality stainless steel undermount sinks with 1/4" rounded inside corners.
- Quality stainless steel Appliances: Fridge with water and ice, Electric Range c/w Oven, Dishwasher, Microwave with exhaust fan vented to exterior.
- Chrome Kitchen Faucet c/w with Vegetable Spray.
- Ceramic Tile backsplash.

## MODERN QUALITY FLOORING:

- Vinyl Plank hardwood style flooring in entrance, kitchen, living, dining areas
- Bathrooms, powder room and laundry vinyl hardwood style flooring when connected to the same flooring.
- Bathrooms, powder room and laundry vinyl tiles when connected to carpet.
- Heated Ceramic 12" x 24" tile flooring in the Ensuite.
- 40oz Broadloom Carpet with 7/16" foam under-pad in bedrooms, stairs and hallways (as per plan).

## CONTEMPORARY BATHROOMS:

- Efficient modern style toilets.
- Modern Single Lever Faucets.
- Laminate countertops with porcelain white vessel sink.
- Quartz countertop with porcelain white vessel sinks in master bedroom ensuite.
- Master bedroom ensuite to include 12"x24" ceramic wall tile and clear glass shower enclosure.
- Vanity Cabinets with full size mirrors in all bathrooms.
- Pressure Balance fixtures in tubs and showers.
- Exhaust Fans in all bathrooms.
- Modern quality bath hardware throughout.

## BC NEW HOME WARRANTY COVERAGE:

- 1 Year - all interior and exterior finished items.
- 2 Years - plumbing, heating & electrical systems.
- 5 Years - water penetration on exterior building envelope.
- 10 Years - major structural defects.

## ELECTRICAL & MECHANICAL FEATURES:

- 200 Amp Service.
- Electrical outlets with ground fault interrupters in all bathrooms.
- Two exterior weatherproof electrical outlets with ground fault interrupter.
- LED light fixtures.
- White Decora style switches and electrical outlets throughout, including two dimmer switches.
- Carbon monoxide / smoke detectors on all floors and in each bedroom.
- Soffit outlet in front with interior switch.
- Rough-in central vacuum system.
- High-efficiency forced air natural gas furnace with electronic ignition.
- Air Conditioner.
- Energy efficient natural gas water on demand system.

## EXTERIOR & CONSTRUCTION FEATURES:

- House placement and exterior colour schemes are architecturally coordinated to ensure the distinctiveness and integrity of this master-planned community.
- Homes feature a combination of Acrylic Stucco and low maintenance Hardie-board panels or planks.
- Engineered 8" concrete foundation walls with heavy duty damp proofing. The perimeter of the home has a Drainage System to divert water away from the home.
- All homes are optimized to maximum insulation value, approved by a certified energy consultant.
- Insulation includes spray-foam in designated areas achieving better insulation value and preventing air infiltration.
- Wood tone metal cladding feature (as per plan).
- Low maintenance aluminum soffits and designer gutters.
- Engineered floor and roof systems.
- Quality black asphalt shingles and on flat areas vinyl or torch-on membrane (as per plan).
- Exterior doors are fibreglass with metal clad frames (sidelites as per plan).
- Reinforced concrete garage floor.
- Black Exterior Casement or Sliding Vinyl windows with White Interior finish. Argon-filled Low-E energy efficient glass.
- Exterior doors have Brushed-Nickel Weiser Lever door handles and matching deadbolt locks.
- Exterior LED Lights in the soffits (as per plan) and/or Wall mount lights Wall mount lights instead of front lights?
- Insulated garage door(s) with opener c/w 2 remotes.
- The front and sides of the home will be landscaped c/w irrigation.
- Two frost resistant exterior water taps.
- Broom finished reinforced concrete driveway.
- Concrete path from driveway to the front door and concrete rear patio (as per plan).
- Garages are fully drywalled and primed white.
- Exterior decks are finished with heavy grade vinyl membrane and glass railings (as per plan).

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