

EXTERIOR DESIGN FINISHES

- Exterior colour packages, designed by award-winning architectural firm Simmonds Architecture
- Architectural roof shingles with a limited Lifetime Warranty and synthetic shingle underlayment
- Architectural clay brick at both the front and side of the house, with premium fiber-cement siding and panels, and precast concrete sills
- Insulated metal front door with glazed panel (sidelights and+ transom panels, model dependent)
- PVC windows coloured at exterior surface, with Low E. Argon filled and sealed glazing units
- PVC patio doors coloured at exterior surface, complete with glazed panels and screen
- Insulated steel door from house to garage
- Pre-finished insulated garage door with Wi-Fi enabled, belt driven overhead door operator
- Pre-finished aluminum fascia and soffit finish at the underside of porch and balcony ceiling areas, as per exterior colour package

INTERIOR DESIGN FEATURES

- Engineered Luxury Vinyl Plank (LVP) in all ground and second floor areas, except for painted wood flooring at ground floor mechanical room and carpet finish at ground floor den (model dependent and as per plans)
- 40 oz. carpet with high density underpad in all third floor areas (except for tiled areas)
- Tiled ensuite and main bathroom including a selection of 12" X 24" floor tiles from standard interior designer selection packages (as per plans)
- Carpet finish stairs from the main floor to second floor, and second floor to third floor with oak wall mounted handrails (painted stairs to basement level with painted railing)
- 8' ceilings on ground floor, 9' ceilings on second floor, and 8' ceilings on third floor excluding dropped ceilings and bulkhead areas (model dependent)
- Smooth finished painted ceilings throughout (except for gypsum board finish in the garage)
- Raised ceiling detail in primary bedroom (model dependent)
- MDF baseboards and casings with modern profile and modern flush panel interior doors
- Lever handle door hardware at all interior doors
- Swing doors with modern profile on all closets unless shown otherwise
- Unfinished basement space provides additional storage (as per plan)
- Choice from one of 3 standard interior designer selection packages throughout the home with optional luxury finishes available

KITCHEN DESIGN AND FINISHES

- 3/4" thick quartz or granite countertops on lower cabinets and island from standard interior designer selection packages
- Designer kitchen door styles and no VOC finishes from standard interior designer selection packages
- 36" upper cabinets built out over refrigerators with soft-close hardware throughout and a spacious island
- Pot drawer and under-counter microwave cabinet in all models

- Bank of drawers and pantry unit in all models
- Tiled kitchen backsplash extended to underside of ceiling at canopy style hood fan
- Stainless steel under-mount double bowl sink with integral single lever pull out spray faucet

ENSUITE AND BATHROOM DESIGN AND FEATURES

- Single lever chrome faucets in all bathrooms, powder rooms and ensuites
- Ensuite vanity to include 3/4" quartz or granite countertop complete with under-mount sink and a bank of drawers
- Ensuite to include molded shower base with sliding tempered glass doors and tiled shower wall
- Main bathroom vanity to include 3/4" quartz or granite countertop complete with under-mount sink
- Main bathroom to include acrylic bathtub with tiled surround
- Pressure balancing mixing valves and upgraded chrome finish shower heads in all showers
- Low water consumption, two piece toilets with elongated bowls in all bathrooms
- Floating mirror and wall mounted linear LED vanity light in all bathrooms
- Modern pedestal sink in powder room
- Shut off valves at all accessible plumbing fixtures
- Frost-free exterior hose bib in garage
- Drain water heat recovery system

ENERGY EFFICIENT APPLIANCES

- Stainless steel refrigerator complete with waterline connection
- Stainless steel dishwasher complete with plumbing
- Stainless steel slide-in electric range
- Stainless steel canopy range hood vented to the exterior
- Stainless steel microwave
- Electric stacked washer and condensing dryer

ELECTRICAL AND COMMUNICATION FEATURES

- Category 6A structured cable wiring complete with network switch, located in basement
- Wireless Access Point (Wi-Fi hub) for increased performance speed and coverage within the home (ceiling mounted at second floor with in-home setup included)
- Rough-in conduit for future car charging station from garage to unfinished basement space
- LED lighting included throughout the entire home
- Modern ceiling mounted light fixture in all bedrooms
- Capped ceiling outlet in dining room and at kitchen island
- Draft protected electrical outlets at all exterior walls
- LED Recessed pot lights in foyer, stairwells, kitchen, upper hall, shower and tub enclosures (as per plans)
- Decora light switches and electrical outlets throughout, with light switches installed at designer height of 43"
- 1 exterior weatherproof electrical outlet
- 2 combined USB/electrical outlets (one at kitchen island, one at primary bedroom)

- Fiber optic cable service available to each home
- Interconnected smoke detectors on all floors and in all bedrooms with carbon monoxide detector on third floor hallway
- Conduit from attic to basement for future solar, electrical, sound or networking use
- 100 amp electrical service with electrical panel

INDOOR ENVIRONMENTAL CONTROL SYSTEMS AND MECHANICAL FEATURES

- 96% high efficiency natural gas furnace with ECM motor
- High efficiency media air filter, 13 MERV rating
- Energy efficient horizontal discharge heat pump (cooling & heating)
- Heat recovery ventilator (HRV) installed in bypass configuration
- Hybrid electric heat pump hot water heater (rental)
- Wi-Fi enabled programmable thermostat
- Soil gas and radon gas under-slab vent system extended and capped within the attic
- Separately switched bathroom exhaust fans and kitchen hood fan vented to exterior

CONSTRUCTION MATERIALS

- 20 MPA concrete foundation walls with steel reinforcement
- 3/4" enhanced OSB floor sheathing at all framed floors
- Party walls feature two independent 2" x 4" stud walls separated by noise attenuation space, fire resistant drywall assembly and insulation

SUPERIOR INSULATION LEVELS

- R60 attic insulation, blown or batt
- R22 wall insulation in all exterior ground and second floor framed walls with R5 laminated OSB/foam sheathing at all living areas
- Spray foam insulation at ground floor header locations and around all door and window openings
- Two layers of R12 batt insulation and 6 mil poly vapour barrier at the interior side of all foundation walls except as required at interior stairs or other details
- Fully insulated garage with R12 batt insulation in all exterior garage walls and R40 batt insulation at garage ceiling below heated plenum at underside of second floor finished areas
- Air Barrier Membrane System complete with membrane protection at window and doors sill and jamb locations
- R8.6 rigid insulation below the entire foundation

LOT DESIGN AND MATERIALS

- Boulevard landscaping and trees as per City-approved landscape plans
- Sodded front and side yards (as per landscape plan)
- Paved asphalt driveway and unit paver walkway from driveway to the front porch