

## BOUNDARY

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- Quartz countertops in kitchen & bathrooms, with under mount sinks
- Ceramic tile backsplash in kitchen
- Custom modern slim shaker kitchen and bathroom cabinets with soft close hardware
- Under cabinet puck task lighting in kitchen
- Energy Star stainless steel appliance package including natural gas range, dishwasher, French door fridge with bottom freezer, under cabinet hood fan, microwave, front load washer and dryer
- Tile flooring in main bath, ensuite & laundry room (plan specific)
- Ensuite bath with walk-in tile surround shower & frameless glass door
- One-piece tub/shower combination in main bath
- 3 Motion sensor lights
- High quality German engineered Laminate wood flooring in foyer, den, and throughout main level
- Designer carpet with ecofriendly underlay on stairs, in bedrooms and hallways
- 9' ceiling on main floor and lower floor. 8' ceiling on upper floor
- Wood window surrounds and trim package
- Painted solid wood railings and banister
- Roller shades with black out shades in bedrooms
- Natural gas hot water on demand with recirculation line
- Fibre Optic telecommunications network connected to smart panel
- Window screens \*NOT\* included
- Ductless heating & cooling system, back up electric baseboard heat (2 heads)

# Atlas Drive Homes

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## EXTERIOR FEATURES

- Low maintenance, durable Hardie Colour Plus siding
- 30-year fiberglass shingle roof
- Argon double glazed, low-E Energy Star vinyl windows
- Exposed aggregate patios, wood vinyl decks with aluminum pickets & railings (select plans)
- Fully landscaped front and back yard with in-ground irrigation
- 12 months of front yard lawn care (seasonal mowing)
- 2 frost resistant hose bibs
- 2 weatherproof GFI electrical outlets
- Soffit plug in/near front entry
- Front yard with white picket fence

# Included Features

## BOUNDARY

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- Quartz countertops in kitchen & bathrooms, with under mount sinks
- Ceramic tile backsplash in kitchen
- Custom modern slim shaker kitchen and bathroom cabinets with soft close hardware
- Under cabinet puck task lighting in kitchen
- Energy Star stainless steel appliance package including natural gas range, dishwasher, French door fridge with bottom freezer, under cabinet hood fan, microwave, front load washer and dryer
- Tile flooring in all bathrooms & laundry room (plan specific) excluding powder room
- Ensuite bath with walk-in tile surround shower and frameless glass door
- One-piece tub/shower combination in main and lower bath
- 3 Motion sensor lights
- High quality German engineered Laminate wood flooring in foyer, throughout main level & lower level den
- 9' ceiling on main floor and lower floor. 8' ceiling on upper floor
- Wood window surrounds and trim package
- Painted solid wood railings and banister
- Roller shades with black out shades in bedrooms
- Natural gas or electric fireplace with custom mantle in main living area (plan specific)
- 3 paired cable and ethernet ports & 1 USB outlet
- Ductless heating & cooling system, back up electric baseboard heat (2 heads)

# Ledgestone Crescent Homes

- Natural gas hot water on demand with recirculation line
  - Window screens \*NOT\* included
  - Sump pump
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## EXTERIOR FEATURES

- Low maintenance, durable Hardie Colour Plus siding
- 30-Year fibreglass shingle roof
- Argon double glazed, low-E Energy Star vinyl windows
- Exposed aggregate patios, wood vinyl decks with aluminum pickets & railings (select plans)
- Fully landscaped front and back yard with in-ground irrigation
- 12 months of front yard lawn care (seasonal mowing)
- 2 frost resistant hose bibs
- 2 weatherproof GFI electrical outlets
- Soffit plug in/near front entry
- Fenced rear yard

# Included Features

The developer reserves the right to make modifications contained herein. Sizes, specifications, layouts, plans, features, finishes, makes, brands, styles and appliances, and availability may change without notice. E.&O.E.