

INCLUDED FEATURES



- Quartz counter tops in kitchen & bathrooms, with undermount sinks
- Ceramic tile backsplash in kitchen
- Custom kitchen and bathroom cabinetry with soft close hardware
- Recessed under cabinet 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
- 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, water resistant laminate wood flooring in foyer, stairs to lower & main levels, throughout main living level
- Designer carpet with eco-friendly underlay on stairs from main level to upper & throughout upper level
- 9' ceiling on main & lower floors
- Large windows with wood surrounds and trim package
- Painted solid wood railings and banister
- Roller shades with black out shades in bedrooms
- Natural gas fireplace with tile details and custom mantle
- 3 paired cable and ethernet ports & 1 USB outlet
- 2 head ductless heat pump for heating and cooling, with gas fireplace and electric baseboard as back up
- Natural gas hot water on demand with recirculation line
- Fibre Optic telecommunications network connected to smart panel
- Window screens *not* included

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.



Exterior Features

- Low maintenance, durable James Hardie siding with color plus technology and 15 year warranty
- 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 yard
- 12 months of front yard lawn maintenance (seasonal mowing)
- 2 frost resistant hose bibs
- 2 weatherproof GFI electrical outlets
- Soffit plug at front entry
- Fenced rear yard (gates & returns not included)

Legal Suites

- One on site parking space
- Quiet rock acoustic panels with R-20 insulation to separate suite from primary residence
- Energy Star appliances including fridge, stove, hood fan, stacked washer & dryer (white)
- Laminate countertops in kitchen and bath
- Laminate flooring throughout, excluding bathroom
- Tile flooring in bathroom
- Designated utility meter and media panel
- Single zone heat pump head in bedroom