

Interiors Designed for Living

Interior Features

- Quartz countertops in kitchen & bathrooms, with under-mount sinks (excl. powder room)
- Ceramic tile backsplash in kitchen
- Custom kitchen and bathroom cabinetry with soft-close hardware
- Under-cabinet puck task lighting in kitchen
- Energy Star, Fisher Paykel appliance package including natural gas range, dishwasher, counter-depth French-door fridge with bottom freezer, under-cabinet flush-mount 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
- Under-cabinet kick lights in main bath & ensuite bath
- Backlit framed mirror in ensuite bathroom
- Dedicated laundry room with custom cabinetry & laminate countertop
- Slimline LED pot lights in kitchen & living room
- 3 motion-activated sensor lights
- Luxury waterproof laminate flooring on main level, including powder room
- Designer carpet with eco-friendly underlay on all stairs and upper-floor bedrooms & hallway
- High-volume 9' ceiling on main floor
- Wood window surrounds and trim package
- Painted solid wood railings and banister
- Roller shades with blackout shades in bedrooms
- Natural gas fireplace with custom mantle in main living area
- 3 paired cable and Ethernet ports & 1 USB outlet
- Ductless heating & cooling system (1 wall-mounted head in primary & 1 wall-mounted head in living room), backup electric baseboard heat
- Natural gas hot water on demand with recirculation line
- Fibre Optic telecommunications network connected to smart panel
- Wireless garage keypad
- Window screens *NOT* included
- White wire shelving in closets

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 (gates & returns not included)

Secondary Legal Suites (select plans)

- One on-site parking space
- Quiet Rock Acoustic panels with R-20 insulation to separate suite from the primary residence
- Energy Star appliances including fridge, stove, hood fan, stacked washer & dryer (white)
- Laminate countertops in kitchen and bath
- Luxury waterproof laminate flooring throughout main living area
- Tile flooring in bathroom
- Durable high-quality carpeting in bedrooms
- Designated utility meter and media panel
- Ductless heating & cooling system (1 wall-mounted head), backup electric baseboard heat

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.