



# LUXURY FEATURES AND FINISHES

## QUALITY CONSTRUCTION

- 5/8" sub-flooring to be glued down, fastened with screws for additional stability and joints sanded
- Advanced floor joist system utilizing upgraded "engineered floor joist technology"
- All exterior walls with 2" X 6" exterior framing
- Poured concrete basement floors

## EXTERIOR FINISH

- Prominent usage of architecturally selected and colour coordinated clay bricks and EIFs, with brick detailing
- Pre-finished aluminum, fascia, downpipes and siding – colour coordinated
- 8' high exterior front entry door
- Distinguished sectional panel roll-up garage door
- Quality colour coordinated, vinyl energy efficient windows throughout with low 'E'
- All exterior windows and doors are caulked and completed with weather-stripping
- The finishing touches of a fully sodded lot complete with paved driveway
- Front, rear, and rooftop terrace light

## INTERIOR FINISH

- Designer created interior
- 10' ceilings on main kitchen/living room floor
- 9' ceiling on upper bedroom floor
- 8' ceiling on entrance floor

- 8'-6" ceiling in basement level
- 8' ceiling in terrace pop level
- Smooth ceilings throughout
- Natural finish oak veneer wood stairs
- Upgraded 5" contemporary baseboards throughout, with 2.5" casing on all doorways
- Sophisticated and sleek 8' high interior doors on main floor and 7' high on all other finished floors
- Satin nickel handles & hinges
- Interior walls, doors and trim to be painted in one colour paint chantilly lace
- Low volatile organic compound (VOC) paint throughout
- Professional home cleaning prior to occupancy

## BATH

- Master bedroom spa like ensuite with frameless shower glass and free standing tub
- Premium quality polished chrome single lever faucet
- Full height wall tiles in all shower stall enclosures
- Custom vanity mirrors
- Privacy door lock
- Exhaust fans in all bathrooms
- Main bath to have modern deep soaker tub
- Custom corian or quartz countertop with built in under mount sinks

## KITCHEN

- Custom designed contemporary gourmet kitchen
- Quartz countertops from builder's standard selection
- Double under mount stainless steel sink
- Single lever kitchen faucet with integrated pull-out spray
- Tiled backsplash as per builders standard selection
- Soft close doors and drawers
- Tall extended upper cabinets

## FLOORING

- 12" x 24" porcelain floor tiles in all tiled floor areas as per builders selection
- Mosaic floor tile in shower as per builders selection
- Subway tile on bathroom wall as per builders selection
- 12"x 24" tile on ensuite shower wall as per builders selection
- Prefinished wide plank laminate throughout excluding tiled areas and unfinished areas as per plan

## MECHANICAL & PLUMBING SYSTEM

- Flexible water pipe solution using PEX (polyethylene) to reduce noise and eliminate solder contaminants within plumbing system

- Two exterior house bibs are provided one at rear and one in garage
- Combie boiler with air handler (rental)
- All duct work to be sealed for better air flow
- Exhaust fans installed in all finished bathrooms
- Hood fan in kitchen vented to the exterior

## ELECTRICAL

- 100 amp electrical service with breaker panel.
- Weatherproof exterior electrical outlets, one at rear of home and one to the front porch
- 220 volt heavy – duty receptacle for dryer
- Ground fault indicator receptacles for bathrooms as per code
- The security of hard wired smoke detectors on all floors, including lower level, and carbon monoxide detector as per building code
- White decora switches and receptacles throughout finished areas
- Contemporary ceiling fixtures in all bedrooms
- Capped light box over island with separate switch
- Electric door chime for front entry door
- Rough-in for security alarm system
- Electrical plug on kitchen island
- Telephone rough-in provided in one central location
- Cable TV rough in provided in living room
- Internet network wiring provided in one central location
- Rough in for central vacuum system