

QUALITY FEATURES INCLUDED

FINISHES

* Large 5” Colonial Baseboards & 3” Casing
* Oak Railings & 1 5/16” Spindles stained to choice as per Plan
* Custom Built In Columns, Arches & Art Niches as per Plan
* All Doors 6 panel “Colonial” style
* Schlage Satin Nickel Plymouth knobs and front door grip set
* High Quality Paint in choice of 6 builder standard colours
* Decorative Splatter Coat Ceiling Finish
* Flat Ceilings in Kitchen, Laundry & Bathrooms
* Exceptional quality, Pre-Finished Linen and Closet Shelving
* Nine (9’) Ft High Ceilings on Main Floor
* Extra high 8’10” Poured Basement
* Cathedral & Vaulted Ceilings as per Plan
* Direct Vent Gas Fireplace
* Finished Garage-Drywall & Splatter Coat complete with Garage Door Openers and Remote
* Screens for all operating windows

FLOORING

* Hardwood included for Dining, Great Room, Main Hallway, and Study in oak or maple as per plan
* High Quality Ceramic Tile in Foyer, Kitchen, Laundry & Bathrooms
* Upgraded Berber with Superior 6 lb Underlay or Standard Plush carpet

CABINETRY FEATURES

A generous cabinetry allowance is included. All Kitchen, Bathroom, Butlers Pantry and Laundry cabinets by Barzotti. The allowance includes all countertops and built-ins as per plan. You have the opportunity with your cabinet allowance to set the tone that best suits your family’s needs and lifestyle.

ELECTRICAL FEATURES

* Twelve (12) Halogen Recessed Pot Lights
* White Decora Light Switches & Receptacles
* Five (5) Telephone & Four (4) TV Cable
* 200 AMP Service
* Door bell wiring provided
* Breaker & Copper Wiring throughout
* Builder supplied/installed light fixtures or Install Owner purchased fixtures from Builders supplier, including Light Fixtures & Doorbell
* Heavy Duty wiring for stove & dryer
* Three (3) exterior weatherproof electrical plugs, one designated in Soffit for decorative lights
* Electrical rough-in for dishwasher
* Complete Central Vacuum System

PLUMBING FEATURES

* Moen single lever Bath Fixtures
* China Basins in White
* Moen with Pressure Balanced Valve in Showers
* 1 Piece Acrylic Tub & Shower unit or Quality Ceramic Tile as per plan
* Moen Single Lever faucet in Kitchen
* Temperature Memory Faucets in Kitchen & Bathrooms
* “Kindred” Double Stainless Steel Kitchen Sink
* Laundry sink with Moen faucet as per Plan
* Rough-in for Water Softener included

EXTERIOR FEATURES:

* Clay Brick or Manufactured stone as per plan
* Distinguished Brick Detail such as corner quoins, soldier coursing and keystones as per plan
* Pre-finished maintenance free architectural siding
* Limited life time warranty Self-sealing Architectural, Asphalt Shingles
* Maintenance-free split finished Colour Vinyl Casement Windows with Transoms as per plan
* Oversized 47”x24” Basement Windows
* Steel Insulated Front Entry door with grip set complete with Transoms and sidelights as per plan
* Exterior doors to have Dead Bolts for added security
* Two (2) Exterior Hose Bibs
* Three (3) Water Proof Electrical Outlets

LANDSCAPING

* $130,000 included in purchase price
* Compliance with Audrey Meadows landscaping plan
* Grading as per municipal community grading plan

ENERGY SAVING

* Central Air Conditioner sized to suit Home
* High efficiency Gas Forced Air Heating
* Direct Vent Gas Fireplaces as per plan
* Heat Recovery Ventilator System
* High efficiency Rental Water Heater
* Quality Vinyl Casement Thermo Pane Windows with Low E glass
* Moen Water Saver Plumbing Fixtures
* Continuous Exterior Air Barrier Home Wrap to prevent draughts
* Heavy duty Vapour Barrier sealed around Electrical Outlets
* All Electrical Wires caulked in ceiling penetrations
* Exterior caulking including Sill Plates
* Exterior walled Insulated to R-22, Flat Ceilings to R-50
* Passive Ventilation to avoid Attic heat build up

CUSTOM CONSTRUCTION FEATURES

* 2 x 10 floor joists
* Tongue & Groove 5/8th Plywood Sub Floor

Nailed, Power Screwed Down & Sanded

* Exterior 2” x 6” Walls @ 16’ centers with sheathing and home wrap
* Basement Walls insulated floor to ceiling
* Extra high approximate 8’10” Full Basement – Poured Concrete Foundation
* Damp proofing with dimpled, high-density polyethylene plastic membrane drainage layer and weeping tile to ensure dry basement