



# SPECIFICATIONS

## ↪ Contemporary Interiors

- 9' ceilings throughout main level
- Ceramic tile flooring in kitchen, bathrooms and entries
- Plush shag carpet with 6 lb underlay
- Contemporary fireplace with tile surround option
- Large windows with easy care vinyl cladding flood interior spaces with natural light
- Painted contemporary flat profile baseboards
- Smooth finish interior doors
- Mix and match color selections to personalize your home

## ↪ Kitchens for the Discerning Cook

- Extended height custom cabinets complete with flat panel maple shaker style doors and stainless pulls (choose from 3 custom colors)
- Quartz solid surface on breakfast bar option
- Full height glass mosaic tile backsplash
- Complete appliance package including oversized fridge, ceran top range, built-in microwave and hoodfan & multi-programmable dishwasher
- Double bowl stainless steel kitchen sink with Moen integra single lever chrome faucet

## ↪ Bathrooms that Shine

- Luxurious ensuite bathroom with 5' oversized shower and tile surround with Moen Vitalize spa-inspired rain shower
- Ceramic tile flooring in all bathroom
- Custom cabinets in main and ensuite bathrooms with contemporary counter mounted vessel sinks
- Porcelain pedestal sink with accent vanity mirror in half bath
- Glass mosaic tile detailing to vanities

## ↪ Added Convenience

- Garage door opener with 2 remotes and keyless entry keypad
- Built-in closet shelving
- Vacuflow rough-in
- Wall-mounted plasma TV prewire option
- Garburetor rough-in including switch and outlet

## ↪ Peace of Mind

- Hard-wired smoke and carbon monoxide detectors (no batteries to check or replace)
- Security system pre-wire
- G.F.I. protected electrical outlets in bathrooms
- 30 year architectural roof shingles with matching flashing
- Highly durable fibreglass entry doors with sleek single lever door hardware
- Fade, damage and fire-resistant James Hardie fibre cement siding
- Arc fault protected plugs to bedrooms
- 1 year builder warranty
- 5 year Alberta New Home Warranty protection on structure

## ↪ Air Quality & Comfort

- Formaldehyde-free batt insulation in exterior walls
- R-40 loose fill attic insulation
- Advance sealing package using non HCFC expanding foam around all window and door openings and all exterior wall penetrations
- Site applied foam insulation to cold areas under living spaces

## ↪ Home Systems and Efficiencies

- 92% high efficiency sealed combustion forced air furnace
- 50 gallon energy saver hot water tank
- Drum humidifier complete with pleated media filter
- Digital programmable thermostat
- Broan ultra silent bath fans
- Hose bib to garage
- Shut-off valves to all sink faucets and water closets