

ENTICING INTERIORS

- Unique custom plans featuring professionally designed interiors
- Beautiful engineered hardwood flooring on main floor (excluding den)
- Premium wall to wall carpeting everywhere else
- Stylish black iron staircase spindles with stained wood handrails
- Two designer selected interior colour palettes to choose from, include up to 3 paint colours
- Glued and screwed sub floors ensure minimal squeaks, now and in the future
- Stunning tile surround gas fireplace in great room with custom wood shelving painted to match trim
- Swing closet doors with casing in common areas and master suite, bi-fold doors in other areas
- Wood trimmed windows throughout main floor and master suite
- Stylish 4" recessed ceiling pot lights with white surrounds
- 6'8" Masonite Lincoln Park doors with Wieser Halifax chrome door levers
- 5-1/4" Baseboards on main floor and upper hall, 3-1/2" on upper floor bedrooms and basement
- Polished, painted ceilings on the main floor with subtle spraytex finish in all other areas

UNRIVALED OUTDOOR LIVING

- Professionally landscaped front and back yard
- Backyard cedar fencing starting at the rear corners of the house with one side gate
- Luxurious French doors open to spacious patios
- Timeless black aluminum railings where required
- Low maintenance crushed gravel side yards
- Beautiful exposed aggregate concrete driveway
- Elegant trowel finish concrete rear patio
- Optional rear patio covers

TIMELESS EXTERIORS

- Stunning stone clad exterior accents on front elevations
- Secure 3'x8' fiberglass craftsman style front entry door
- High quality Low-E vinyl windows with argon gas thermal break
- Designer black framed windows on front elevation
- Long lasting asphalt "shake style" shingle roof with 40-year product warranty
- SuperSeal, dimple wrap foundation membrane to keep the basement dry
- Continuous 5" gutters with downspouts
- 8' high insulated, steel garage doors with electric garage door opener and two remotes
- Drywalled and fire-taped garage ceilings and walls
- Two conveniently located, self-draining exterior hose bibs
- Exterior GFI electrical outlet front and rear
- Low maintenance vinyl siding exterior cladding

STATE-OF-THE-ART EFFICIENCY

- Aire-Flo natural gas furnace with 92% efficiency
- Optional air conditioner rough-ins and finishes
- Exterior walls feature R20 insulation with R40 insulation in ceiling
- High capacity 65 gallon electric hot water tank
- Roughed-in central vacuum system with vac pan in kitchen
- Eight cable outlets and Eight telephone / CAT5e outlets with smart panel

SPA-LIKE MASTER ENSUITES

- Designer selected Caesarstone quartz countertops
- Premium cabinetry with contemporary door hardware allows for ample drawer space and storage
- Dual under mount sinks with contemporary chrome faucets
- Elegant MAAX free-standing soaker tub with pot light overhead
- Deluxe semi-frameless glass shower with acrylic base and tile surround
- Premium designer lighting fixtures
- Contemporary tile flooring

IMPRESSIVE BATHROOMS

- Premium cabinets with Caesarstone quartz countertops
- Under mount sinks with premium chrome faucets
- Classic bevelled mirrors throughout with premium framed mirror in powder rooms
- Well-ventilated bathrooms include fans and GFI circuits
- Designer tile surrounds with premium acrylic tubs and shower rod
- Environmentally friendly ultra low flow 4.8L American Standard toilets

PEACE-OF-MIND SECURITY

- Hard-wired carbon monoxide and smoke detectors
- Roughed-in security system; all windows, all doors, with three keypads and two motion detectors
- Exterior lighting illuminates rear deck and basement door
- Arc-fault circuits in bedrooms
- 125 amp main service to house

ARTFULLY FINISHED BASEMENTS

- Full-sized extra bedroom and three-piece bathroom
- Spacious recreation room with 5.1 surround sound roughed-in
- Optional wet bar rough-ins and finish packages
- Optional legal suite finish packages

SOPHISTICATED KITCHENS

- Premium Appliance package includes:
KitchenAid counter depth french door refrigerator with drawer freezer
KitchenAid 36" 6 burner gas rangetop
KitchenAid 30" double combo wall oven
KitchenAid built-in dishwasher with hidden controls
Venmar 500cfm chimney hoodfan
- Premium shaker style custom cabinetry with contemporary door hardware and soft closure
- 3cm solid Caesarstone quartz countertops
- Contemporary designer tile backsplash
- Professional double bowl under mount stainless steel sink with deluxe pull out chrome faucet
- Two island pendant lights
- Under cabinet lighting beautifully accents your kitchen