

General Construction

- Built to the A-277 code zone 7A
- 8' Ceilings
- Cathedral ceiling in living, dining area, and kitchen
- Maintenance free vinyl lap siding and metal fascia
- 16" eaves all 4 sides
- Engineered open web truss floor @ 19.2" o.c. with double LVL rim board for increased piling spacing
- Architectural asphalt shingle roof (limited lifetime warranty)
- 7/16" roof sheathing
- Engineered full 4-12 pitch roof trusses
- Textured (primed) gyproc ceiling
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- 2"x4" Interior walls
- 19/32" T & G OSB Floor Decking glued and screwed
- Decorative insulated entry doors with dead bolt and peephole (36" front door)
- Coach lights at all exterior entrances (Covered Porches Receive Exterior Pot Lights ILO Coach Light)
- Screen doors on front and rear entrances
- Residential 1.36 U-value maintenance free Dual Low E Argon Filled PVC vinyl windows (meets zone 8)
- Windows c/w vinyl sills, screens and security locks
- Exterior GFI electrical outlet and frost free water tap
- Insulation meets zone requirements as per zone 7A/7B/8 of the 9.36 Energy Code: Floors R-48, Walls R-22 & Ceiling R-40 (min)

Tasteful Interiors

- Quality linoleum flooring throughout
- 2" white faux wood cordless blinds (inset in window) in all areas except bathrooms
- Pre-finished interior passage doors in Crystal White colour

Bright, Beautiful Kitchens

- Deluxe tile backsplash
- Deluxe 30" electric range
- Large Island standard (model specific)
- Exterior vented range hood with light
- 19 cubic foot, 2-door, frost free refrigerator
- Double stainless steel sink
- Spacious pantry
- Doweled, full modular cabinetry w/crown moulding
- Five distinctive colors of cabinet doors to choose from with matching moulding & trim colour

Spacious Baths

- One-piece quality fiberglass tub and shower units
- Oval tub in ensuite
- Curved Shower rods in all tubs
- Expansive vanity mirrors with Hampton lights
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- Single lever faucet on tub/shower unit
- 36" vanity height in ensuite

Utility Services

- 100 amp electrical panel
- Programmable thermostat
- Upgraded building envelope to meet 0.20 L/M2S
- 3m Insulated water lines on hot & cold sides at W/H
- High efficiency (95+AFUE) single stage natural gas / propane furnace
- 33 Imp. (40 US) gallon natural gas water heater
- Wired, plumbed and vented for washer and dryer
- Shelf above washer and dryer
- Primary exhaust fan c/w dehumidistat & switch
- CO/Smoke Detector(s) c/w battery backup
- Smoke detectors in bedrooms
- Arc Fault protection in areas required by code
- GFI protected receptacle for heat tape
- Dedicated receptacle in "Freezer Area"
- Communication outlet (2) – Kitchen and Master Bedroom

