

### Special Features

- Built to the A-277 code zone 7A
- Beautiful exterior features including 5/12 pitch dormer, Tudor pillars, Hardiboard & Shake treatments
- Wood treatment on hitch end & curbside windows
- Extended eaves on all 4 sides (12" sides, 18" front & back)
- Transom windows on curbside & hitch end
- Exterior vented Deluxe stainless steel range hood
- Stainless Steel appliances
- Built in oven with built in microwave above
- Countertop cerantop range
- Stepped cabinets
- Countertop build out at range
- Black anthracite sink
- Indi High Rise Kitchen Faucet
- Full tile backsplash in kitchen with special tile accent
- Chef's island
- 36" shower in ensuite
- Framed mirror in both baths with Hampton lights

### General Construction

- 8' Ceilings
- Cathedral ceiling in living, dining area, and kitchen
- Maintenance free vinyl lap siding and metal fascia
- 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
- 2"x10" Floor joists @ 16" o.c.
- Heavy tubular steel frame
- Decorative insulated entry doors with dead bolt and peephole (36" front door)
- Coach lights at all exterior entrances
- Screen doors on front and rear entrances
- Residential 1.36U-value, maintenance free Dual Low E Argon Filled PVC vinyl windows (meets zone 8)
- PVC windows c/w vinyl sills, screens and security locks
- Exterior GFI electrical outlet and frost-free water

Insulation meets zone requirements as per zone 7A of the 9.36 Energy Code: Floors R-48, Walls R-22 & Ceiling R-40 (min)

### Tasteful Interiors

- Plush saxony carpet in living room, hall and all bedrooms (certain models)
- Quality linoleum flooring all other areas
- Coordinating window valance over 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

- 19 cubic foot, 2-door, frost free refrigerator
- 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
- 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 waterlines on hot & cold sides at W/H
- High efficiency (95+AFUE) single stage natural gas / propane furnace
- 33 Imp. (40US) 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

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### General Construction

- 8' Ceilings
- Cathedral ceiling in living, dining area, and kitchen
- Maintenance free vinyl lap siding and metal fascia
- Asphalt shingle roof (25 year)
- 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
- Engineered open web truss floor @ 16" o.c. with heavy tubular steel frame
- Decorative insulated entry doors with dead bolt and peephole (36" front door)
- Coach lights at all exterior entrances
- Screen doors on front and rear entrances
- Residential 1.36U-value, maintenance free Dual Low E Argon Filled PVC vinyl windows (meets zone 8)
- PVC 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

- Plush saxony carpet in living room, hall and all bedrooms (certain models)
- Quality linoleum flooring all other areas
- 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

- 19 cubic foot, 2-door, frost free refrigerator
- 36 cu.ft. Full Height Fridge/Freezer with Fast Freeze (Model 22722 only)
- 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

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- Oval tub in ensuite
- Curved Shower rods in all tubs
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