



RIDGELAND

FEATURES & SPECIFICATIONS

Special Features

- Built to the A-277 code zone 7A
- 8' Cathedral ceilings throughout home
- 12" sides, 18" front & rear vented eaves
- LR window package featuring 2- 30"x60" vented windows and large 60"x14" daylight window
- Large double-dormer over living room windows 25' overall width
- MBR and front Bedroom window dormers
- 2"x4" interior walls
- Upgrade interior passage doors
- Barn door to ensuite bath
- Deluxe sitting bench in UR (select models)
- Kingston moulding package
- Large 46x60 window in DR, MBR and front Bdrm
- Black anthracite sink w/Indi high rise faucet
- Doweled full modular cabinetry w/crown moulding
- 5 LED pot lights in kitchen (incl. 1 over sink)
- Cabinet valance with LED pot light over kitchen sink
- Oval tub in ensuite
- 4' Shower with seat in ensuite
- Soak sink and plumbed & wired for stacking W/D in utility room
- His and hers vanity sinks in ensuite
- Large kitchen island w/ wine rack and raised location for opt D/W
- Broom and storage closet in kitchen beside fridge

General Construction

- Maintenance free vinyl lap siding & 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
- 19/32" T & G OSB floor decking glued and screwed
- 2"x10" Floor joists @ 16" o.c. on 20' wides
- Engineered open web truss floor on 22' wides @ 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 1.6U-value, maintenance free Low E argon filled (R-5) PVC vinyl windows c/w vinyl sills, screens and security locks

- Exterior GFI electrical outlet and frost-free 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
- Quality linoleum flooring all other areas
- Coordinating window valance over 2" white faux wood cordless blinds (inset) in all areas except bathrooms

Bright, Beautiful Kitchens

- Deluxe tile backsplash
- Window over kitchen sink (most models)
- Deluxe 30" electric range
- Exterior vented range hood with light
- 19 cubic foot, 2-door, frost free refrigerator
- Spacious pantry (selected model)
- Five distinctive colors of cabinet doors to choose from with matching moulding & trim colour

Spacious Baths

- One-piece quality fiberglass tub and shower units
- Curved Shower rods in all full height 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. (40US) gallon electric water heater
- Plumb and Wire for Stacking 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 MB

