

FEATURES & FINISHES

CONSTRUCTION

Foundation: Cast in place concrete

Interior: Drywall with standard paint colour finish

Flooring: Engineered hardwood, porcelain tiles, vinyl, and carpeting*

Exterior: Wood Siding and Hardie Board. Torch-down membrane flat roof

Insulation: R24 fibreglass batt on all exterior walls
R40 closed cell spray foam on all ceilings

EXTERIOR & LANDSCAPE

- Energy Star rated windows
- European insulated steel front doors
- Signature design garage doors
- Sliding rear patio doors with screens
- Paved roadway and driveways
- Professional landscaped and planted development, with completed patios and walk-ways

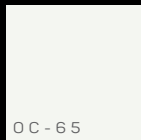
ELECTRICAL

- 200A - Providing essential capacity for EVs, and smart home technology
- 220V heavy duty receptacles for stove and dryer
- Hardwired smoke & carbon monoxide detectors
- LED bulbs in all compatible fixtures,
- Waterproof lights in shower enclosures in bathrooms
- GFI outlets at front and rear entrances

INTERIOR FINISHES

- 9' Ceiling heights
- Engineered hardwood, Luxury Vinyl on ground floor areas, Porcelain floor tiles, Carpet
- Doors are 7'-0" One panel shaker solid door with upgraded hardware
Closet doors are 7'-0" flat panel hollow core door with upgraded hardware

PAINT



Interior Wall (eggshell) and Trim (satin):

Benjamin Moore Chantilly Lace

A classic go-to white that elicits images of fresh cotton and pure silk

KITCHEN & LAUNDRY

- Custom kitchen cabinetry with soft close drawers and doors
- Quartz countertops
- Stainless steel Frigidaire appliances including:
Fridge, Stove, Dishwasher, Microwave
Stackable Washer & Dryer

BATH & ENSUITE

Professionally designed with upgraded finishes and custom glass enclosures. Freestanding luxury bathtubs are featured in TYPE 2 units.

HVAC & PLUMBING

- High efficiency forced air gas furnace and central air conditioner with digital programable thermostat
- Heat Recovery Ventilator System
- High efficiency hot water tank (owned)
- Frost safe hose bibs at the rear of each unit
- Industry standard plumbing system.

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