

## EXTERIOR FINISHES

- Covered front porch & covered rear entertainment deck
- Horizontal vinyl siding with stone veneer apron
- Low-maintenance vinyl siding, soffit & fascia
- Architectural roof shingles (30-year warranty)
- Front & garage doors with weather stripping. Garage door has one remote-access car fob and wi-fi connection
- Patio door to a spacious rear deck for easy outdoor living
- Seamless matching eavestrough on the front
- Wall-mounted entryway lights
- Blue 911 address signs

## GOURMET KITCHEN

- Custom cabinetry
- Hard surface countertops with island
- Deep 24" fridge cabinets & tall 36" upper cabinets
- Stainless steel sink in the kitchen island
- Built-in microwave shelf
- Chimney-style exhaust hood vented outside
- Chrome finish faucet
- 2 pendant lights above the island

## LIVING SPACES (Dining Room, Great Room & Den/Office)

- Airy 9ft main-floor ceilings
- 7'8" finished basement ceilings
- Smooth-finish ceilings
- Pendant light in the dining room
- Cable & telephone outlets in Great Room & Den/Office

## BEDROOMS

- 9ft ceilings on the main floor
- Cable & telephone outlets in the primary bedroom.
- Primary bedroom has walk-in closet with shelving and metal rods.
- Secondary bedrooms with closets & shelving.
- Privacy locks on all bedroom doors

## BATHROOMS (Ensuite & Main Bathroom)

- Granite countertops in bathrooms
- Ceramic tile shower and acrylic base in the ensuite

- 2-foot-high ceramic tile walls on solid walls around the main bathroom bathtub
- Wall mounted lighting above sink
- Low-flush, water-saving toilets
- Pressure-balanced mixing valves for comfort
- Privacy locks on bathroom doors
- Chrome finish Moen plumbing fixtures

## FOYER & LAUNDRY ROOM

- 24" W x 30" upper linen cabinets in the laundry room
- Washer & dryer rough-ins
- Centered ceiling light for a bright space

## FLOORING

- Ceramic tiles in foyer, kitchen, bathrooms & laundry room (as per plan)
- 3/8" plywood underlay beneath all ceramic floors
- Wide plank look vinyl (low maintenance) tiles in living room, dining rooms, bedrooms and hallways
- Wood finish handrail to basement

## DOORS & TRIM

- 32" wide interior doors throughout for a spacious feel
- MDF interior mouldings: 2.5" door casing & 5.5" baseboards with quarter-round finish.
- Bullnose finish below each window

## ENERGY-SAVING HEATING & COOLING FEATURES

- Energy Star-certified windows for efficiency
- Programmable thermostat for temperature control
- High-efficiency forced-air furnace system
- Central air conditioning included
- Heat Recovery Ventilator (HRV)
- Gas-fired tankless hot water heater (rental)
- Exhaust fans in all bathrooms vented outside

## DOORS & WINDOWS

- Vinyl casement windows in white
- Garage door frames wrapped with matching aluminum
- Garage garage doors (16'x8')

## LANDSCAPING

- Crushed stone driveway
- Property delivered in rough-grade condition, prepared for future landscaping

- 2" of topsoil & hydro seed post-construction (30 ft perimeter around home and over septic bed)
- Concrete sonotube footings for decks (as per plans)

#### FOUNDATION

- 7'10" tall standard basement foundation
- Steel-reinforced 8" thick concrete walls
- Smooth troweled concrete basement & garage floors
- Basement & exterior drainage system
- 4" perimeter drainage tile system

#### ELECTRICAL FIXTURES & SYSTEMS

- Standard 200-amp panel
- Smoke and CO detectors wired to the electrical supply
- Pre-wired electrical outlet for garage door opener
- 1 -Exterior outlet at the front & rear
- Breaker panel sized to meet OBC requirements
- GFCI plug near all sinks & tubs
- 220v outlets for stove & dryer
- Door chime at entrance
- Electrical outlet in basement near the electrical panel

#### INSULATION, DRYWALL & PAINT

- R22 insulation in exterior walls (except garage)
- 6mm polyethylene vapor barrier for energy efficiency
- R12 fiberglass in basement walls
- R60 attic blown insulation (where height permits)

#### PLUMBING

- Shut-off valves under all sinks and toilets
- Two frost-free outdoor faucets (garage and rear exterior)
- Propane gas supply
- Private well for fresh water
- Private septic system (Municipal and RVCA-approved) (Maintenance required)

#### FRAMING

- 9' framed ceiling on the ground floor
- 8' framed ceiling in the basement
- Engineered floor joists & roof truss system
- Sub-floor sheathing: glued, nailed, sanded
- Exterior walls (except garage): 2"x6" studs at 16" centers

- Interior walls: 2"x4" studs at 16" centers
- Basement walls framed to floor with 2"x4" studs at 24" centers

#### CONNECTIVITY

- Bell Fibe service is available (Bell fees apply)

#### ADDITIONAL DETAILS

- Choose from two interior wall paint colors (door and window trim in white)
- Drywall finishing on interior-facing walls (mudded and taped)
- White semi-gloss finish on interior wood trim & doors
- Protective exterior house wrap

#### BASEMENT WALKOUT

- Unfinished basement with walkout
- Walkout basement includes one sliding patio door