



DESIGN SPECIFICATIONS

Approx. 1700 sq. ft. of open living space

300 sq. ft. of outdoor living space

365 sq. ft. garage

COMMUNITY FEATURES

- Premiere, pedestrian-oriented neighbourhood
- Great community amenities such as parks & hiking
- Local schools nearby and full-service market store
- Quick commutes to downtown and other local areas
- Safe new developing community
- Beautifully landscaped boulevard

FOUNDATION

- 8" concrete walls
- Rebar as per code requirement
- Broom finish exterior concrete
- Basement slabs to be trowel finish

INSULATION

- R56 Attic
- R22 Exterior walls
- R20 Garage walls

DRYWALL

- Textured ceilings
- Square corner finish

PAINTING

- One colour throughout
- Trim work to have two coats of paint
- Walls to have two coats of paint

LIGHTING

- Warm custom lighting throughout

INTERIOR FINISHINGS

- Bright open floor plans
- Custom millwork throughout
- Quartz countertops in kitchen
- Two kitchen cabinetry styles to choose from
- 48-inch electric fireplace insert
- High-end laminate flooring throughout main living
- Kitchen gas range hook up

WINDOW AND EXTERIOR DOORS

- Vinyl windows and screens
- Garage door remote openers
- Horizontal and roller blinds included

HEATING AND COOLING

- High efficiency gas furnace with 2-stage variable speed
- A/C included

EXTERIOR FINISHINGS

- Hardie board and baton siding
- Hardie smooth pane siding
- Brick masonry veneer
- Aluminum railings
- Aluminum gutters and downspouts
- Vinyl decking
- 40-year warranty roof shingles
- Outdoor gas BBQ hook up

UPGRADES

- Stainless Steel Appliance Package
- Quartz Countertops in Bathrooms

Disclaimer Materials, specifications and floor plans are subject to change without notice. All dimensions are approximate and may not be to scale. Actual usable floor space may vary from the stated floor area. Exterior elevations are artistic concepts only: window size and design, roof pitch may vary from plan.