



QUALITY FEATURES LIST

9'0" MAIN FLOOR CEILINGS INCLUDED!

EXTERIOR FINISHES

1. Fully sodded lot except for driveways, front walkway, patio and treed areas.
2. Services include paved roads, curbs, sanitary sewer & water connections, natural gas, telephone, electrical, cable TV.
3. Precast concrete slab walkway from driveway to front door.
4. Poured concrete garage floor. Garage to be gas proofed.
5. Driveway surfaced in gravel, apron to be as per municipal standards,
6. Wood railing or door stopper at any exterior doors higher than 24" above grade.
7. Wood or pre-finished maintenance-free white railing or post on front porch, if grade permits.
8. Reinforced poured concrete porch as per model type, with precast steps as required.
9. Pre-finished maintenance-free aluminum soffits, eaves fascia, trough and down spouts.
10. Insulated exterior entry doors as per model type, and deadbolt lock.
11. Exteriors finished in combination of maintenance-free "stone", vinyl siding, stucco as per model type.
12. Steel, sectional, overhead garage door.
13. Caulking and weatherstrip throughout as required.
14. Thermal-glazed, vinyl windows as per model type. **Windows are Low "E" and are zoned as Zone "B" windows**, which are built for the coldest weather (i.e. Northwest Territories). Screens with operable windows.
15. Standard Builder's selections for exterior paint.
16. Pre-finished thermal-glazed sliding patio doors where applicable.
17. Electrical outlet in garage and at front and rear of House; location as per model type.
18. Electrical provision for future garage door opener.
19. Exterior water tap in garage and at rear of house. Location as per model type.
20. Weeping tile drainage by basement sump pump.
21. **Basement 3 piece rough-in** (Drain only).
22. **Plywood subfloors** screwed down prior to flooring finishes.

INTERIOR FINISHES

1. R40 attic insulation and R19 insulation in **2" x 6" exterior walls**. Basement insulation R12 to 2' below grade.
2. 9 foot ceilings on ground floor and 8 foot ceilings on second.
3. **California-style stucco ceiling finish.**
4. White painted colonial-style baseboards, door frames And window trim throughout.
5. 800 Series (panelled) interior doors with brass hardware.
6. Carpeted main stairway and painted stringers.
7. Natural oak railing and spindles with varnished finish.
8. Interior walls painted one colour throughout with white doors and trim.
9. **Gas fireplace** with painted wood mantle as per plan (Fan kit is included).
10. **Rounded corners** on main floor.

Energy Saving Features



KITCHEN FEATURES

1. Double stainless-steel sinks with single lever faucet.
2. Quality custom-styled carpentry as per builder's standard samples.
3. Post-formed plastic laminate counter tops in a variety of colours, from builder's samples.
4. Microwave shelf with electrical outlet.
5. Stove hood fan vented to exterior in almond or white.
6. Cabinet space, electrical and plumbing provision for future dishwasher.

BATHROOM FEATURES

1. Quality bathroom plumbing fixtures with white and single lever faucets.
2. Ceramic bathroom accessories (white).
3. Vanity in bathrooms and pedestal sink or vanity in powder room as per plan.
4. Ceiling height decorator ceramic wall tiles in bathtub enclosure.
5. Enamelled steel bathtub, corner style tubs in acrylic as per plan.
6. Post-formed plastic laminate counter top in all vanities with a choice of colours from builder's samples.
7. Exhaust fan to exterior in all bathrooms.

CONVENIENT LAUNDRY FEATURES

1. Heavy duty outlet for laundry dryer. Provision for exterior dryer vent.
2. Fiberglass laundry tub with washer, drain and water connections for appliances.
3. Aquapex water pipes and ABS drain pipe.
4. Rental gas-fired hot water tank.

FLOORING FEATURES

1. **Ceramic flooring** from builder's standard samples installed in foyer, main hall, kitchen, main floor laundry, main bath, ensuite and powder room - as per model type.
2. Wall-to-wall 40 oz. carpet in colours from builder's standard samples.

ELECTRICAL FEATURES

1. 100 amp electrical service with breaker panel and all copper wiring throughout.
2. Quality electric light fixtures provided; excluding dining room, & living room, where roughed-in ceiling fixture is provided.
3. High-efficiency forced-air natural gas furnace.
4. Rough-in Telephone, Cable & TV; total of 7 to be located.
5. Front door chime installed.
6. Smoke detector/alarm and CO detector installed as per code.
7. Provision for future central vacuum.
8. Heavy duty outlet for stove.

WARRANTIES

1. One year Ontario New Home Warranty (Tarion).
2. Two year Ontario New Home Warranty (Tarion) on exterior, basement and mechanical/electrical systems.
3. Seven year Ontario New Home Warranty (Tarion) on structure.
4. Warranty enrollment to be paid by purchaser on closing.

...When Only The Best Will Do