

FEATURES FOR HEALTHY LIVING STYLE AND COMFORT



Net Zero Ready

- Solar Ready design for ease of future installation
- 2" spray foam under all basement floors and basement walls including ring joist
- All above grade walls R34 min
- All ceilings R60
- Dual Fuel heat pump w nat. gas furnace and heat pump
- Heat Pump Water Heater
- Drain Water Heat Recovery unit
- Whole Home Energy Monitoring system

Exterior Features

- Architecturally designed exteriors with masonry and composite siding*
- Lifetime warranty Architectural shingles with full underlayment
- Maintenance free aluminum soffit, fascia & seamless eaves trough
- Covered concrete rear yard patio**
- Brushed Concrete driveway & front steps
- Engraved address stone
- Lot fully sodded
- Professionally landscaped gardens

Interior Features

- 9' Basement walls
- 9' Ceilings to main floor
- Smooth Ceilings
- Engineered I joist floor systems
- Larger stair treads
- Main floor or second floor laundry**

Kitchen

- Kitchen Aid Appliance package
- Granite & Quartz Countertops**
- Stainless Steel undermount double bowl sink
- Moen Align pull down kitchen faucet
- Soft close drawers**
- Pots & Pans drawers*
- Light valance
- Deep fridge upper
- Top drawers to all base cabinets

Bathrooms

- Granite countertops in all bathrooms*
- Undermount sinks
- Freestanding tubs in ensuite**
- Ceramic tile showers with glass surrounds**
- One piece acrylic tub & shower units**
- Lifetime Guarantee Moen Genta plumbing fixtures
- Matching Moen Genta bathroom accessories
- Mirrors above all bathroom sinks

Foundation

- 10" poured concrete foundation
- Foundation wrapped with waterproofing membrane with weeping tile and sealed sump.
- Poured concrete basement floor, garage floor, front & rear porch
- Windows & Doors
- Triple pane Architectural series windows & doors to main floor and loft
- Oversized 24" x 37" basement windows
- One 36" x 47" basement egress window
- Insulated steel front and garage man door

HVAC

- Combination natural gas furnace and Heat pump (incl AC)
- Exhaust ducted Energy Recovery Ventilator with ECM motor
- Honeywell prestige smart thermostat with internet / app capabilities)
- Kitchen hood fan vented to exterior
- Dryer vented to exterior
- High efficient rental heat pump water heater
- 4" media filter

Plumbing

- Backflow prevention valve on main sewer
- 3 piece rough-in in basement
- One piece acrylic tub & shower units*
- 2 exterior frost free hose faucets (garage & rear)
- PEX High quality non corroding water lines throughout
- 3 line system (softener ready)
- Waterline to fridge

Electrical

- 200 Amp service
- Whole home surge protector
- LED lighting throughout including standard recessed Luna fixtures**
- Level 2 Electric Vehicle charger in garage
- Decora switches & receptacles w screwless plates

- 2 exterior GFCI protected receptacles
- Interconnected smoke & CO² detectors
- ARC fault protected receptacles
- 6 data rough in locations (CAT6)

Millwork

- 2 panel interior doors
- Swing doors to all closets
- Deadbolts to all exterior swing doors
- Oak railings and handrails**
- Winston levers to all doors
- Capri Gripset and matching deadbolt to front entry door
- Contemporary casing & baseboards
- 12" shelving with hanging rods to closets
- 16" shelving to pantries and linen closets

Paint

- Zero VOC paint chosen from builders samples
- Oak railings and handrail stain chosen from builders samples

Flooring

- Ceramic/LVP to all wet areas
- Engineered Hardwood to main floor (excluding wet areas)
- 40oz broadloom carpet w high quality 8lb underpad in all bedroom(s)

Garage

- Belt drive garage door openers on both doors
- Garage fully drywalled, firetaped and primed white

Laundry

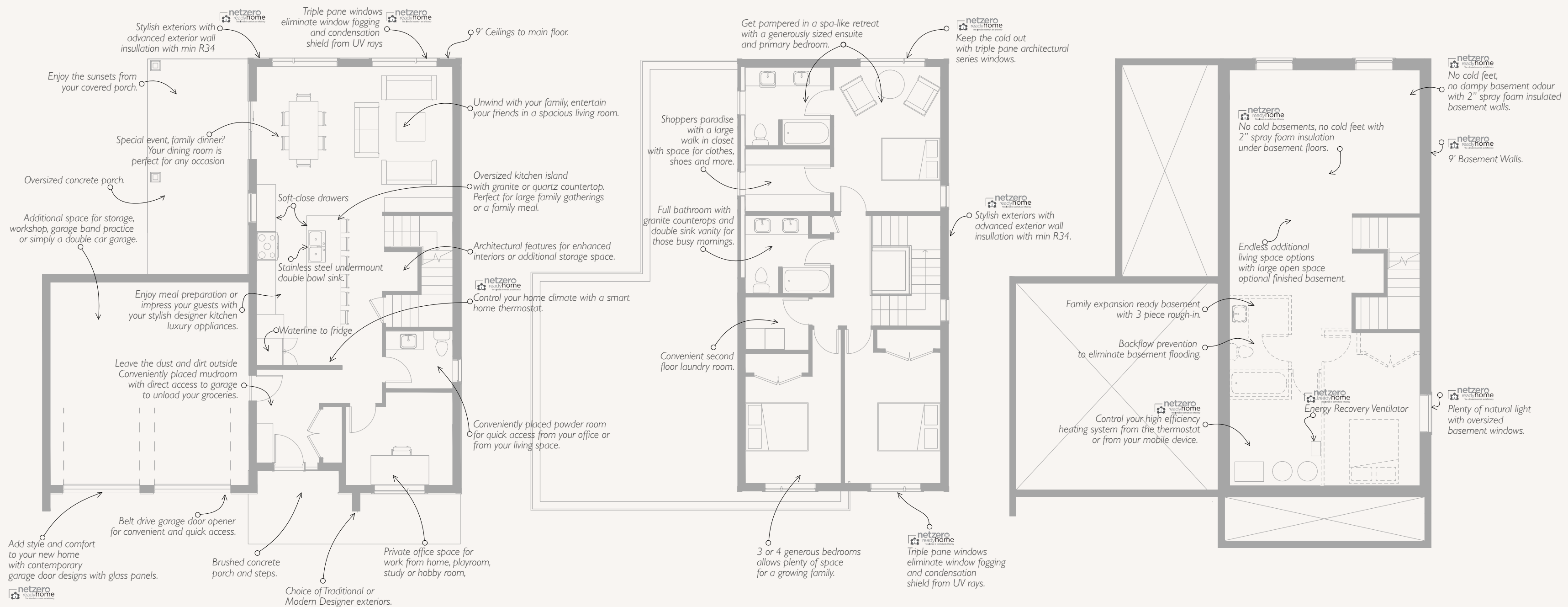
- Front load Whirlpool washer and dryer

Warranty

- 7-year Tarion Warranty Coverage included in price (Including registration fee)

** As per Plan, * As per Elevation

PRIDE OF OWNERSHIP IN A HOME YOU'LL LOVE!



Orientation of the home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrances due to grading variance. Actual usable floor space may vary from the stated floor area. All Renderings are artists conception. Dimensions, specifications and architectural detailing are subject to minor modifications. Brokers protected. E.A.O.E.

LIVE WITH CONVENIENCE LIVE WITH MODERN LUXURY



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