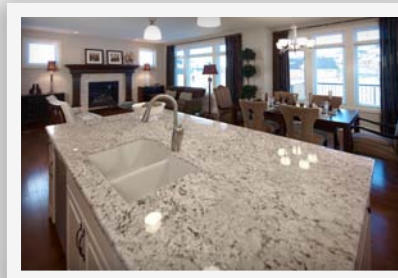
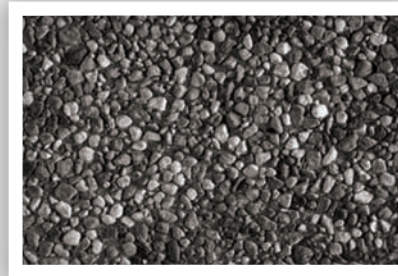


# 2012 SPECIFICATIONS\*



## GENERAL CONSTRUCTION

- 9 ft. foundation walls
- Watch Dog rubberized waterproofing system
- 9 ft. main floor walls and second floors as per plan
- Emercor insulated rim joists for main floor
- Spray foam insulation to second floor rim joist
- Engineered floor system
- 23/32 "Edge Gold" tongue and groove OSB subfloor
- Engineered roof trusses
- 2"x 6" KD spruce exterior walls – 16 inch on centre
- 2"x 4" KD spruce interior walls – 16 inch on centre
- 9550 Apex Alloy Series Windows
- Dual Pane HS4A sunstop and HS1A Low E - (determined by South and West exposure)
- Front door – fiberglass 36" Naples woodgrain textured door c/w Antique black glass coming or Sierra 42 x 96 as per plan
- Fiberglass french terrace doors as per plan
- Insulated and drywalled garage
- Renaissance or Vintage series garage door c/w model #220 Whisper Quiet belt drive opener
- R50 ceiling insulation
- Second story laundry walls and floor insulated
- Rear deck (walkout) as per plan – duradeck, metal railing, cladding and soffit.
- Rear deck (ground level) as per plan – pressure treated beam/joists c/w duradeck and aluminum rail
- 30 year Harmony asphalt shingles
- Interior basement walls wood stud c/w R12 insulation/white poly



## EXTERIOR FINISH

- Float finish Acrylic Stucco or Hardi Plank as per plan
- Eldorado Stone or equivalent as per plan
- Exposed aggregate driveways and sidewalks
- Aluminum soffit and 8" fascia
- Aluminum 5" eavestrough and 4" downspouts
- Aluminum soffit to underside of walkout decks
- Front/side step (as per plan) pre-cast exposed concrete or pressure treated beam/joist comes with composite deck and aluminum rail



## INTERIOR FINISH

- Custom kitchen cabinetry c/w 42" upper cabinets, pillars at cooktop front, two banks of drawers, custom cowl hood and clad gables to match doors
- Drawers dovetail wood box c/w soft close slides
- Doors c/w soft close hinges
- Granite counters to kitchen, ensuite, main bath and powder room
- Undermount valance lighting to kitchen
- Kick plates to match cabinets
- Appliance openings – 47 3/4" minimum for fridge, 24" opening for dishwasher, 30" opening for wall oven, 36" opening for gas cooktops
- Custom entertainment centre (s) (as per plan)
- Gas fireplace (as per plan) c/w stone or ceramic tile to mantle height
- Custom door headers to common areas and interior of master bedroom
- 3.5" MDF lacquered window casings in a choice of #3 Tear drop or #7V Groove or equivalent
- 6.5" MDF lacquered baseboards in a choice of #5 Tear drop or #8V Groove or equivalent including 8" Plinth blocks
- Interior doors c/w 3 ball bearing hinges – 6 styles to choose from
- Aspen Door hardware – in Brushed Nickel or Venetian Bronze
- Ensuite walk-in shower c/w frameless 10 mm tempered glass
- Main bath shower door two panel framed slider
- Knockdown textured ceilings throughout
- Your choice of maple, oak, paint grade with metal railing spindles c/w 5" posts on main and 4" on balance
- Titanium free slide shelf and rod
- Custom wood closet organizer c/w 4 drawers to master closet

## ELECTRICAL

- 200 amp, 40/80 circuit panel
- Decora flat plate switches and plugs
- Smoke detectors (one per floor)
- Carbon monoxide detectors (one per floor)
- Rough in for central vacuum system, including two toe kick outlets
- Estate level lighting allowance - \$1.00/sq.ft.
- Pot light allowance – 24 units or as per plan
- Soffit outlet for Christmas lights and 6 exterior pot lights as per plan
- Two exterior weatherproof plugs - GFI & Security rough in
- Telephone / data & cable outlet – combined total of 12 outlets

# 2012 SPECIFICATIONS\*



## PLUMBING/HEATING

- One or two 95% variable speed high efficiency direct vent furnaces c/w touch screen thermostat as per plan
- Furnace and duct work power vacuumed prior to possession
- General flow-through humidifier
- Main bathtub Hytec AC3260 c/w tile skirt
- Exterior hood for future air conditioning
- Blanco undermount sinks in kitchen
- Vestige plumbing fixture by Moen in Brushed Nickel or Oil Rubbed Bronze
- Mansfield Eco dual flush toilets to all bathrooms
- Double sinks in ensuite
- Galvanized ducting
- Granite tops c/w undermount china sinks in master and main bath
- Surface sitting glass vessel sink in powder room on granite top
- Two exterior hose bibs – garage to have Moen hot/cold sill faucet
- Gas line rough in for barbeque
- Three piece rough-in plumbing in basement
- Rinnai, tankless, 98% efficiency, direct vent, high altitude hot water heater c/w 50 Gal. storage tank
- Recirculating pump for hot water lines to minimize wait time for hot water and save water
- Walk-in tile shower in ensuite c/w wall mounted showerhead, rain head and pot light
- Ensuite tub Acriline Healthmasseur System bath c/w 67 air portals (includes 1 heated head rest and 1 heated back rest) or Maax Jazz Freestanding as per plan
- Laundry c/w laminate counter, drop in stainless steel single compartment sink as per plan

## FLOOR COVERING

- Carpeted areas – 60 oz. 100 % BCF stain treated nylon (or equivalent) c/w 19 lb. rubber undercushion
- Tile or Hardwood 2 ¼" Vintage or Preverco prefinished stained hardwood (maple, oak, hickory or birch) to foyer, hall, kitchen, nook, pantry, powder room and great room
- Tile floors – 18" x 18" to ensuite, main bath, laundry & mudroom c/w 3/8" plywood underlay glued and stapled
- Ensuite floor tile heated

## CERAMIC TILE

- Ensuite, main bath and powder room - tile complete vanity wall c/w tiled picture framed mirrors
- Shower stalls - full tile shower walls c/w tiled slope ceiling and tiled base in ensuite
- Kitchen - ceramic tile backsplash c/w schluter trim, if applicable
- Fireplace ceramic tile or stone c/w schuler trim, if applicable as per plan
- Laundry - ceramic tile between counter and upper cabinets as per plan
- Epoxy grout used in tile showers

## PAINTING

- Three coats eggshell latex paint throughout (1 prime & 2 finish)
- Choose from ICI chart or equivalent – light and medium base colors are included, one color per house

## APPLIANCES

- 36" gas cooktop Wolf stove
- 30" Wolf convection wall oven
- 30" Wolf built-in microwave
- Asko steam dishwasher
- 48" Subzero stainless fridge, side by side water/ice dispenser
- Custom cowl hood c/w Faber fan/or Airmec Saturno glass/stainless steel hood c/w full height tile backsplash
- Samsung frontload washer & dryer

