

HOME FEATURES

Exteriors

- Beautiful curb appeal and detailed exteriors with Hardie Plank siding.
- Professionally designed and low maintenance landscaping.
- Fully fenced backyard with six foot cedar panels and gate.
- Spacious garage with remote opener.

Interiors

- Large open layouts for maximum use of space.
- Premium laminate flooring throughout the main floor.
- A choice of three professionally designed colour schemes.
- Contemporary raised panel interior doors.
- Elegant wood baseboards and door casings.
- Open staircase with glass & wood handrail.
- Attractive, contemporary interior lighting design.
- Two inch windows blinds and screens (Sheer blind upgrade available).

Modern Kitchens

- Premium cabinets with 'soft-close' drawers and doors and elegant crown moulding & quartzite counters.
- Stainless steel Jenn Air appliances with 36" range, wall oven and microwave.
- Full height hand set tile backsplash.
- Under cabinet lights & spice kitchens (optional)

Luxurious Bathrooms

- Quartzite countertops & hand set ceramic tiles in shower & bathtub surrounds.
- Glass ensuite shower doors, tile base and deluxe shower rain head.
- GR circuits in all bathrooms.
- Steam shower and jetted tubs (optional).

Heating, Plumbing, Electrical

- High efficiency heating system.
- Gas hot water tank.
- High Efficiency Electric fireplaces.
- 200 Amp service to the house.
- Two exterior electrical outlets and hose bib.

Quality Construction

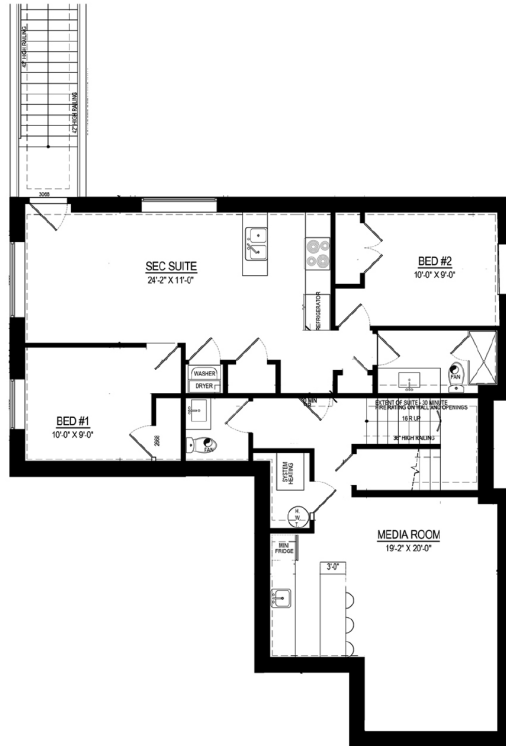
- TJI Joists for silent floors.
- Glued, nailed and screwed down floors for maximum stability.
- 2 coats of high quality and easy maintenance latex paint & maintenance free vinyl windows.
- Insulated steel garage doors with raised panels (glass not insulated).
- Superseal foundation wrap with water penetration warranty.
- Asphalt shingle roof with 30 year life & full volume gutters and down sprouts.
- 2-5-10 home warranty.

Thoughtful Details

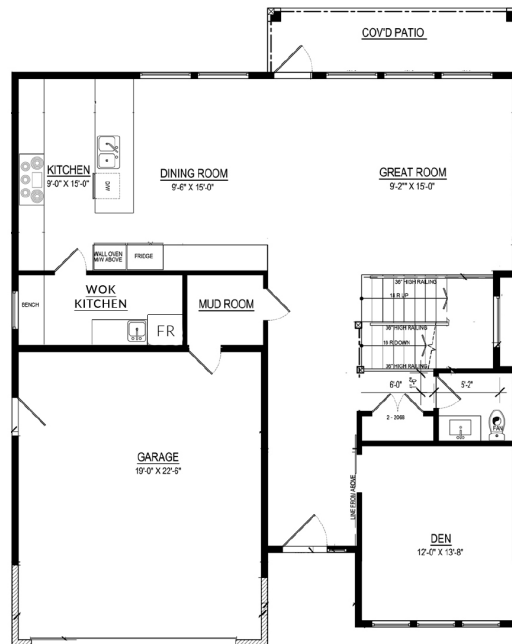
- Roughed-in security system & vacuum.
- State-of-the-art direct smoke alarms on each floor.
- Built-in entertainment unit shelving in great room & tasteful use of moulding.
- Roughed-in 5.1 surround in media room.
- Concrete sidewalk and steps to the backyard.
- Built in speakers & Hide-A-Hose (optional).

FLOOR PLAN #3

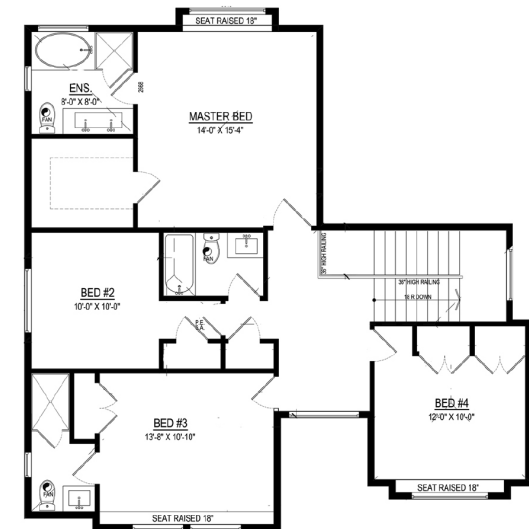
TOTAL AREA
3646 sq. ft.



Basement
1278 sq. ft.



Main Floor
1285 sq. ft.



Upper Level
1082 sq. ft.