



## **Features & Finishes - 237A Scott St, St.Catharines**

### **STRUCTURE:**

- 2x6 framed exterior walls, wrapped with Tyvek air barrier
- 9' main floor ceiling height, 8' second floor ceiling height
- High quality unit separation which exceed industry standards
- R22 insulation in exterior walls above grade
- R60 insulation in ceilings
- R20 insulation in basement walls

### **UTILITIES:**

- 3 piece basement bathroom rough in
- High quality plumbing fixtures throughout each bathroom (\$2,200 selection allowance)
- High efficiency 2 stage, gas fired furnace
- Heat Recovery Ventilator (HRV)
- Rental high efficiency hot water tank
- Central air conditioning
- Central vacuum (rough-in only)
- Waterline to fridge
- Two (2) exterior hose bibs
- Two (2) exterior electrical outlets
- 100 amp. electrical service
- \$1,200 lighting allowance

### **WINDOWS:**

- High quality, white, dual glazed vinyl windows with low E glass and argon gas
- Patio door with access to rear yard

### **EXTERIOR FINISH:**

- GAF Timberline Lifetime architectural shingles (Lifetime Ltd. Warranty)
- Stone & vinyl siding exterior
- Aluminum soffit, fascia, eavestrough
- High quality insulated garage door, complete with opener
- Asphalt driveway
- Custom landscaping package

**INTERIOR FINISH:**

- Luxury Vinyl Plank flooring throughout the house, except basement (\$3.50/sq ft selection allowance)
- Ensuite bathroom for the master bedroom
- Fibreglass tub/shower units for each upstairs bathroom
- Tiled backsplash in the kitchen (\$2.50/sq ft selection allowance)
- Finished wood stairs and railings
- Painted wood trim throughout the house
- Hollow core interior doors, 80" height
- White melamine shelf and closet rod in all closets
- Three (3) paint colours throughout
- White painted trim
- Flat white painted ceilings
- Custom built cabinetry, with laminate countertops in kitchen and bathrooms (\$15,000 selection allowance)

**WARRANTY:**

- TARION new home warranty coverage