

Features & Finishes - Standard Luxury - Deerwood Lane

STRUCTURE:

- 2x6 framed exterior walls, wrapped with Tyvek air barrier
- 9' main floor ceiling height
- 10' high ceiling in foyer (In most units)
- Vaulted ceiling in the great room area
- High quality unit separations which exceed industry standards
- R22 insulation in exterior walls above grade
- R60 insulation in ceilings
- R20 insulation in basement walls
- Insulated basement slab

UTILITIES:

- 3 piece basement bathroom rough in
- High quality plumbing fixtures throughout each bathroom
- 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
- 200 amp. electrical service
- 10 pot lights included
- \$2,000 (inclusive of HST) lighting allowance

WINDOWS:

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

EXTERIOR FINISH:

- 35 year fibreglass architectural shingles
- Stone & vinyl siding exterior
- Aluminum soffit, fascia, eavestrough
- High quality insulated garage door, complete with opener and key pad access
- Rear deck
- Hard surface driveway
- Custom landscaping package
- Pressure treated wood rear yard fence

INTERIOR FINISH:

- Ceramic tile in all bathrooms, mudrooms and laundry areas
- Hardwood floors throughout the rest of the house, except basement
- Tiled shower in ensuite bathroom installed over the Schluter waterproofing system, complete with custom glass enclosure
- Tiled backsplash in the kitchen
- Oak stairs & railings. Black metal square spindles
- 3 1/2" casing, painted
- 5 1/2" baseboard, painted

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- 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 in kitchen and bathrooms
- Granite countertops in kitchen and bathrooms
- Main floor laundry room
- Finish to the bottom of the basement stairs

WARRANTY:

- TARION new home warranty coverage