



We offer a true custom home building experience, without exception.

GOLD SPECIFICATION

Interiors

Kitchen

Custom made maple or oak cabinetry – 5 door options and 11 finishes, granite countertops, double granite sink and Delta Chrome pull out faucet. French pantry door with 5 choices of glass. Crown moulding on uppers with upgraded hardware selection, 2 banks of pots and pans drawers. 4 Energy Star Rated Kitchen appliances in stainless steel

Ensuite and Bathrooms

Custom made maple or oak cabinetry – 5 door option and 11 finishes, large rectangular china basins, full width mirrors, medicine cabinet in ensuite, Delta plumbing fixtures in chrome with wand wash on soaker tub. Pedestal sink in ½ bath and elongated dual flush toilets in all baths, over 20 choices of bathroom hardware.

Flooring

Hardwood flooring on main floor (with the exception of any bedrooms). Ceramic tile to all baths, mudroom, and laundry. Mystic Point Berber or Adventure Sisal Rib carpet with 8.5lb underlay throughout

Interior Finishes

Soft line or corner bead and splatter texture ceilings. coats of paint with 1 feature wall included. Painted wood shelving throughout **NO WIRE SHELVING!** 4" baseboards, 3" casings, door headers in common areas and window sills on main floor. Maple Iron railings, Jeldwyn interior doors with Taymor doorknob and locks. A generous \$0.75 per square foot lighting allowance + 10 interior and 2 exterior pot lights.

New Home Warranty

1 year materials and labour, 2 year mechanical systems, 5 year foundation water penetration & 10 year structural defect

- This specification sheet is for marketing purposes and is subject to change without notice. Please refer to detailed specification sheets for clarification.

Exteriors and Structure

Exteriors

Double pane, sun stop, argon filled vinyl casement windows, fiberglass front door, insulated garage door with opener, two remotes and keyless entry, 150 sf of cultured stone or brick, full width driveway, deck nailed board, gas line to deck, 30 year shingles, maintenance free trim, soffit and fascia

Plumbing & Heating

95.5% maximized fuel efficiency Energy Star Rated furnace, 50US gal high efficiency hot water tank, flow through humidifier, Roughed in 3 pce plumbing in basement, Napoleon BGD36 Gas Fireplace, envelop seal to windows and doors to prevent moisture and air penetration

More

Roughed in vac and security, 2 weather proof exterior plugs and 2 hose bibs, Roughed in garburator, floor drain to any second floor laundry, water line to fridge

Structural

18"X8" or engineered specified concrete (32mpa) footings, 9' concrete foundation with 2 rows of rebar, 4" concrete floors poured over compact sand and 6 mil poly, damp proofing on exterior walls, weeping tile with 6" washed rock, basement walls framed with 2X4 K.D. spruce 24"O.C. with R-12 insulation, 9' main floor

Framing and Roofing

Engineered floor system 23/32" T&G, sub floor glued and screwed. Exterior walls 2X6, 16" O.C. Engineered roof trusses, R40 ceiling insulation.