



Modern exterior and interior bungalows with 9' ceilings, open concept layouts and many standard upgrades such as spray foam floor joist insulation, mold resistant drywall in all bathrooms, garages are fully insulated and drywalled with one coat of joint.

FOUNDATION & CONCRETE

- Poured footings and foundation walls reinforced with rebars (as per architect plan)
- Drainage installed around footings and connected to city storm or sump pump
- Platon system membrane installed on foundation
- 4" poured concrete garage floor (Broom finish)
- 3" poured concrete basement floor
- Poured concrete front porch (Broom finish)
- Sand finish on exterior foundation walls
- 7' 10" basement wall height

FRAMING

- Steel beams & teleposts (as per architect plan)
- Engineered designed floor joist covered with 5/8" T & G aspenite
- Exterior walls are 2" x 6" wood studs @ 16" covered with 7/16" aspenite
- Garage walls are 2" x 6" wood studs @ 16" covered with 1/2" drywall
- All interior walls are 2" x 4" @ 16" covered with 1/2" drywall (mold resist drywall in bathroom)
- Engineered designed roof trusses covered with 15/32" aspenite
- 9' standard wall height in bungalows

INSULATION

- 2" Sprayfoam covered with R-20 roxul insulation in floor joist
- R-20 blanket insulation on basement exterior walls
- R-22 exterior walls
- R-60 attic blown insulation
- Low expansion foam around all exterior window & doors
- Acoustical caulking where required
- 6mil vapor barrier
- Tyvek on exterior walls

WINDOWS & DOORS

- Modern style black aluminum windows in front of house
- White pvc windows on sides and rear of house
- Black insulated garage doors
- Steel insulated front and garage doors
- 54" sliding windows in basement
- 6' white pvc patio door
- Brushed nickel entrance door handle & deadbolt

EXTERIOR FINISHES

- Mix of stone & canexel on front of house
- House number installed
- Vinyl siding on sides and rear of house
- Black soffit & fascia
- 1 exterior frost-free hose bib
- Electrical door chime
- Architectural shingles
- Maximum roof vents
- Rear deck is pressure treated wood 4'x6'

KITCHEN

- Custom made kitchen cabinets finished to ceiling
- Polyester doors with soft close hardware on doors and drawers
- Laminate counter top
- Double stainless steel sink with chrome finish gerber faucet
- Fridge water line with valve
- Dishwasher rough-in

BATHROOMS

- Custom made bathroom vanities
- Polyester doors with soft close hardware on doors and drawers
- Laminate counter top
- Square white sink with gerber faucet
- Mirror installed over vanities
- Shower base with ceramic walls
- Tub base with ceramic walls
- Gerber toilet
- Gerber shower trim
- 3 pieces plumbing rough-in for future bathroom in basement

FLOORING

- Ceramic tile in entrances, kitchen & bathrooms
- Engineered hard wood in living, dining & hallways
- Carpet in bedrooms, stairs & basement landing

INTERIOR FINISHES

- All interior walls, ceilings have 3 coats of joints, sanded and 1 coat of primer
- Professionally painted (2 colours included)
- White finish ceiling, trim & doors
- Modern style 4 ½" baseboards and 2 ½" casings
- Modern style doors
- French doors on closets (except W.I.C)
- Brushed nickel lever action door handles and knobs
- Interior oak or maple railing & nosing (custom stain)
- Closet standard self & rods

MECHANICAL & ELECTRICAL

- 200 Amp. Electrical service
- White decora electrical receptacle & switch (as per ESA code)
- Standard electrical fixtures included
- All light bulbs and pot lights are LED
- White cap on box over dining room table
- Garage door receptacle
- Smoke & carbon monoxide (as per building code)
- Natural gas H.W.T (Rented)
- High efficiency natural gas air furnace (96%, DC motor)
- Heat recovery ventilator (HRV)
- Dryer, stove and bathroom fans vented outside
- Pex water plumbing

LANDSCAPING

- Graded as per grading plan
- Sod throughout property
- Paved driveway (one year after occupancy)

WARRANTY

- 7 year Tarion warranty
- House deposit covered up to \$60,000