



Modern bungalows featuring contemporary exterior and interior designs, 8' ceilings, and open-concept layouts. Each home includes numerous standard upgrades, such as spray foam insulation at floor joists, mold-resistant drywall in all bathrooms, full-height kitchen cabinets, ceramic tile walls and ceilings in all showers and baths, and fully insulated, drywalled garages with one coat of joint compound.

FOUNDATION & CONCRETE

- Poured footings and foundation walls reinforced with rebar (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
- 8' 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

- 100 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