



## 2013 Specifications

### Exterior

- Purchaser Choice of Exterior Colour Scheme
- Brick and (optional) Stone Exterior Walls
- Aluminum soffits and fascia
- Seamless 5" Aluminum Eavestrough
- Insul-glazed Low E Vinyl Windows (coloured at front, white at sides and rear)
- 25 Year Laminated Designer Shingles
- Insulated Metal Doors with Deadbolts
- Vinyl Clad Door Frames
- Prefinished Overhead Garage Doors
- Professionally Caulked Exterior Openings
- Water and Electrical Outlets
- Pressure-treated Wood Decks with maintenance free spindles
- Sodded Lot
- Precast Concrete Slab Front Sidewalk
- Gravel Driveway

### Structural

- Concrete foundations (waterproofed)
- Kiln-dried Lumber Framing
- Fir Plywood Subfloors (glued to joists)
- Engineered Roof Trusses
- Plywood Roof Sheathing
- Complete Air Barrier Wrap
- R50(attic) R22(walls) and R12(below grade) insulation levels

### Mechanical

- High Efficiency Gas Furnace (2-speed fans)
- Programmable Thermostats
- Central Air Conditioning
- Heat Recovery Ventilators
- 200 amp electrical service
- By-pass Lines for Water Softener
- Dishwasher, washer and Dryer Hookups
- Central Vacuum Piping Complete
- Gas Water Heaters (rental)

### Interior

- Professional Interior Decorator assistance with Purchaser Choice of all interior selections
- Oak, hickory and maple cabinetry c/w pots and pans drawers, laminate countertops
- Ceramic Tile Flooring in entry, baths & laundry
- Strip Laminate flooring in common areas and kitchens **or** ceramic tile in kitchen with carpet in common areas (purchaser choice)
- Carpet in bedrooms (several style choices)
- One-piece Acrylic Tubs and Showers with no-scald valves
- Ultra-low flush toilets with insulated tanks
- Single lever chrome washerless faucets with matching bath accessories
- Framed mirrors at all vanities
- Colonial doors and trim
- Wood railings with iron spindles
- Decora-style electrical switches
- Choice of lighting fixtures from builder samples
- Space-Age wire shelving at all closets
- Choice of lever or knob styled door hardware
- Rounded drywall corners
- Textured (knock-down) drywall ceilings
- Complete Phone pre-Wiring
- Cable or Satellite TV Wiring

### Common Options and Upgrades

- Optional exterior elevations (stone detailing)
- Gas Fireplaces
- Hardwood floors
- Granite countertops & up-graded cabinetry
- Kitchen backsplashes
- Textured wall treatment
- Alarm systems
- Garage door openers
- Built-in surround-sound speaker systems
- Nickel-finish Faucets
- In-floor heating (bathrooms)
- Central Vacuum
- Deck upgrades: Stairs and/or composite deck



