



# FEATURES & SPECIFICATIONS

January, 2018

## INTERIOR FINISHES

- Choose from 4 designer colour palettes
- 9' ceiling height on the main floor
- Rustic wide patterned plank laminate floors
- Stylish Shaw Colour Flair carpet
- 6lb underlay throughout home
- Modern Clermont 6'8 interior doors with satin nickel levers
- Decora light switches throughout, decora plugs on countertop
- One coat of latex sealer plus two coats of low VOC latex eggshell paint
- Spantex stipple ceilings

## GOURMET KITCHENS

- Kitchen designs allow for optimum functionality and flow
- The perfect combination of Energy Star stainless steel appliances including: 18.5 cu.ft. fridge with top mount freezer, ceran top self-clean range, dishwasher, and 1.7 cu.ft. over-the-range microwave
- Modern profile cabinetry in choice of 2 door styles and 6 colours
- Fashionable full-height 4" x 16" subway tile backsplash
- Well placed pot lights through kitchen area

## BATHROOMS

- Thoughtful banjo extension on vanity tops offers extra room for bathroom necessities
- Mirror spans full-width of vanity top
- Framed mirror over sink in half bath
- Backsplash features 2 rows of 3" x 6" subway tile
- 13" x 13" ceramic tile flooring in bathrooms and laundry areas (plan dependant)
- Modern "Tommy Collection" fixtures by Delta
- American Standard toilets and sinks
- 3" x 6" tile surround tub/shower to match vanity backsplash

## THOUGHTFUL DETAILS

- Highly functional layouts with smart space utilization
- Programmable thermostat with continuous fan setting
- Conveniently located cable & telephone outlets
- Gas line for bbq
- 45 gallon electric hot water tank
- 92.1% Aire-Flo high-efficiency furnace
- Convenient USB plug on main floor and master bedroom
- Exterior LED photosensor light at garage offering added security
- Wall-mounted electric heater in garage

## PEACE OF MIND

- Heavy duty deadbolt lock on entry door
- Hard-wired smoke detectors
- Energy Star approved, double glazed, low E Solar RI Gain windows
- R-40 blown-in insulation in attic, R-20 wall insulation in exterior walls, R-12 batt sound insulation in party walls; all insulation to be third-party certified with zero formaldehyde
- Customer service team dedicated to make your new home as worry free as possible
- New Home Warranty:
  - ▷ 1 year for defects and material labour
  - ▷ 2 years for material and labour related to delivery and distribution systems
  - ▷ 5 years coverage for defects in the building's envelope
  - ▷ 10 years coverage for major structural components

ANOTHER AMAZING DEVELOPMENT BY

**Birchwood**

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