



# STANDARD SPECIFICATIONS *Most call it an upgrade, we call it standard.*


## KITCHENS

- Kohler kitchen plumbing package
- Flat panel maple shaker cabinets
- Full height tile backsplash
- 1 1/4" Granite countertops
- Stainless steel appliance package 

## BATHS



- Full Kohler bath plumbing package
- 1-piece fibreglass tub / shower in main bath
- 6 Mil euro slider shower doors (select plans only)
- Bevel edge mirrors - full length of vanity
- Ensuite soaker tub (select plans only)
- Kohler low flow toilets 
- Laminate countertops

## INTERIOR FINISH

- 3 standard colour board options available
- Gas fireplace with mantle
- Passage doors used throughout home (no bi-fold doors)
- Lever-style door handles throughout
- 9 ft. ceilings main floor
- Knockdown ceiling texture
- Dulux Paint - Low VOC/scrubbable & abrasion resistant 
- Upgraded lighting package
- Decora light switches & plugs throughout
- Wood railing w/ iron spindle






## MECHANICAL


- 50 gallon hot water tank
- Flow through humidifier 
- Security alarm system rough-in
- Water line to fridge
- Programmable thermostat
- 3 pc basement plumbing rough-in for future development
- High efficiency direct vent furnace 
- Central vac rough-in
- Garburator rough-in
- Power vac heating ducts

## FLOORING

- 3 1/4" Maple hardwood
- 12" x 12" floor tile
- Durable 40 oz. stain resistant carpet w/ 7lb chip foam underlay

## EXTERIOR FINISH

- Energy Efficient Low E windows w/ solar shield 
- Steel insulated garage door w/ smart board trim (select plans) 
- Stainable fibreglass front door 
- Aluminum railing where required by B/C
- Foundation protection by DELTA MS
- 30 year asphalt shingles

\* Specifications are subject to change without notice. Some features may be adjusted as per plan or architectural controls.  Denotes ECO friendly / Energy Efficient  
A/C = Architectural Control B/C = Building Code