

BACK-TO-BACK CITY TOWNS


SPECIAL FEATURES & SPECIFICATIONS

2023

Gourmet Kitchens - the heart of your home

- Granite countertops in kitchen from standard selections complete with double bowl stainless steel undermount sink
- Designer cabinets featuring your choice of style and color from builder's sample
- 36" upper cabinets
- One (1) four-drawer unit
- Soft close hardware on all doors in kitchen (except pie cut corner cabinets)
- Ceramic backsplash from the countertop to the bottom of upper cabinets
- Chrome single handle high arc pulldown MOEN faucet
- Stainless OTR microwave hood fan with plug on separate circuit (as per plan)
- USB plug
- Opening and rough-in for future dishwasher


Spa-Inspired Bathrooms - a relaxing retreat

- Post-formed laminate countertops
- Designer vanity cabinets featuring your choice of style and color from builder's samples
- White acrylic bathtub and soaker tubs
- Polished chrome single lever, washerless MOEN faucets and shower control
- Powder Rooms with pedestal sink (as per plan)
- Pressure balance regulators on all shower heads
- Ceramic tile surround on walls to ceiling at main bathtub and shower enclosure
- Acrylic shower base with ceramic wall tile and clear glass door (as per plan)
- Square sink in all vanities
- Soft close hardware on vanity doors
- **Low flush water-saver toilets**  GREEN FEATURE
- Glass mirror and light fixture above vanities
- Coordinating chrome bathroom accessories
- Privacy lock on all bathrooms



Flooring - step into beauty

- Stone Product Composite (SPC) flooring in living room, dining room, family room, kitchen, hall and laundry room from builder's samples (as per plan)
- 40 oz. quality broadloom or berber carpet with chip foam underpad on stairs and landings, upper hall, upper loft, computer nook, den and all bedrooms (as per plan). Colour choice from builder's samples.
- Ceramic tile flooring in foyer, bathrooms, and powder room from builder's samples (as per plan)

eQ Smarthome - convenience and comfort

- **Ecobee smart thermostat**  GREEN FEATURE
- Ring Video Doorbell Pro at front door
- One (1) plug-in lamp dimmer
- Smart bridge
- Installation / training for smart bridge and lighting by a Lutron representative

Interior Finishing - it's in the details

- Closet shelves and metal rods (as per plan)
- Linen closet with 5 shelves (as per plan)
- Flat trim package includes 3 7/8" baseboard and 2" casing
- Solid oak modern style handrail and railing with 3" beveled top newel posts and square spindles with a choice of stain from builder's samples
- Galvanized drain pan for washing machine located on second floor
- 9-foot framed ceilings at ground floor and second floor (as per plan) except at bulkheads and required drop ceilings
- Brushed chrome interior door hardware and lever style handles
- Brushed nickel metal floor registers
- Smooth ceilings throughout
- **Walls painted matte finish with low VOC paint**  GREEN FEATURE
- **Wood trim and doors painted semi-gloss with low VOC paint**  GREEN FEATURE
- Privacy lock on primary bedroom

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Plumbing - beauty and function

- Polished chrome single lever, washerless faucets and shower control (excluding laundry)
- Water line shut off valves at all sink faucets
- Rough-in for future dishwasher
- Exterior frost-free hose bib (as per plan)
- Pex-type water line piping

Exterior - your first impression

- Poured concrete front porch with broom finish
- Architectural brick (as per plan)
- Durable vinyl siding (as per plan)
- Composite siding products (as per plan)
- Vented soffit and fascia (as per plan)
- Limited lifetime self-sealing fiberglass shingles
- Steel drip edge at eaves
- Quality vinyl casement windows, with double glazed thermal glass (Low-E-Argon) and screens on all operating sections (as per plan)
- Double glazed vinyl sliding patio door with sliding screen (as per plan)
- Aluminum railing and privacy screen (as per plan)
- Insulated fiberglass front entry door (with sidelight panels as per elevation)
- Brushed chrome grip set and deadbolt on front entry door
- Insulated fiberglass entry door from garage to house
- 7' high raised panel steel sectional overhead garage door (as per plan)


Landscaping - your outdoor oasis

- Landscaped in accordance with City approved plans prepared by landscape architect
- Architecturally designed streetscapes (as per landscape plan)
- Fully sodded lots, front, sides and rear (as per landscape plan)
- Patio stone walkway from driveway to front door as required
- Aluminum exterior decks (as per plan)
- Paved asphalt driveway

Framing - your home has good bones

- Pre-engineered floor joist system
- Prefabricated engineered roof truss system
- Exterior walls 2" x 6" studs complete with 7/16" OSB sheathing
- Weather resistant 3/4" tongue and groove OSB subfloor sheathing, glued, screwed and sanded
- Fibrerock underlay for ceramic flooring
- Water resistant drywall at bathtub and shower enclosure
- 7/16" OSB roof sheathing with H-clips
- Garage ceiling and interior walls adjoined to living space drywalled and taped with one coat of compound
- Common walls have two independent 2" x 4" stud walls separated by a sound attenuation air space, fire resistant drywall assembly and insulation

Electrical - you're powered up


- Smoke and CO detectors connected to electrical supply as per Building Code
- Door chime for front door
- LED bulbs in all compatible fixtures  GREEN FEATURE
- Over vanity light fixture in all bathrooms
- Ceiling fixture in all bedrooms
- Capped outlet in dining room for future chandelier (as per plan)
- Heavy duty outlets for stove and clothes dryer
- Exterior lights at entrance doors
- Exterior water-protected electrical outlet at front entry
- Electrical outlet(s) in garage ceiling for future garage door opener
- Electrical outlet in garage at rear wall for vehicle bay
- White Decora style switches and outlets
- Central vacuum rough-in
- Four (4) telephone outlets and four (4) cable outlets (see eQ Design Studio representative for details)
- Breaker panel sized to meet OBC requirements

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Mechanical & Heating - all-year comfort

- Dryer, range hood and bathroom fans all vent to outside
- ENERGY STAR® certified Wi-Fi smart thermostat 
- ENERGY STAR® certified high efficiency natural gas furnace with ECM motor 
- ENERGY STAR® certified HRV 
- Central air conditioner
- Rental electric hot water heater
- Sealed heating ductwork
- All ducts cleaned prior to occupancy
- Drain water heat recovery unit(s) 

Energy Saving Features - nurturing nature

- Exterior walls insulated to R22 (batt)
- House attic insulated to R60 (blown)
- Garage ceilings insulated to R32 (where heated space above)
- 6 mil polyethylene vapor barrier over all batt insulation
- Spray foam insulation around all windows and doors
- Weather stripping at all entry doors
- Quality air barrier house wrap

Structure - a solid foundation

- Poured concrete foundation walls on poured concrete footings
- Insulated slab-on-grade poured concrete floor with trowel finish
- Poured concrete garage floor with broom finish
- Cement parging to exposed concrete foundation walls