




MODERN TOWNS

SPECIAL FEATURES & SPECIFICATIONS 2023

Modern Kitchens - the heart of your home

- Laminate countertop in kitchen from standard selections complete with top mount double bowl stainless steel sink
- Designer cabinets featuring your choice of style and color from builder's samples
- 39" upper cabinets
- One (1) four-drawer unit
- Ceramic backsplash from the countertop to the bottom of upper cabinets
- Chrome single handle high arc pulldown MOEN faucet
- Brushed chrome interior door hardware and lever style handles
- Stainless steel OTR microwave hood fan in certain models (as per plan)
- Microwave shelf with plug on separate circuit (as per plan)
- Opening and rough-in for future dishwasher


Modern Bathrooms - a relaxing retreat

- Laminate countertops in all bathrooms from standard selections complete with top mount square sink
- Designer vanity cabinets featuring your choice of style and color from builder's samples
- White acrylic bathtub and soaker tub
- Polished chrome single lever, washerless MOEN faucets and shower control
- Pressure balance regulators on all shower heads with pivoting spout faucet (as per plan)
- Ceramic tile surround on walls to ceiling at main bathtub and shower enclosure
- Ceramic tile on tub deck and 16" on walls surrounding soaker tub (as per plan)
- Acrylic shower base with ceramic wall tile and clear glass door (as per plan)
- Pedestal Sinks (as per plan)
- **Low flush water-saver toilets**  GREEN FEATURE
- Glass mirror above vanities
- Coordinating chrome bathroom accessories
- Privacy lock on all bathrooms



Flooring - step into beauty

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

SMART HOME FEATURES (By Enercare)

- Three years Free Smart Home Essentials package:
 - **Smart thermostat**  GREEN FEATURE
 - One leak sensor
 - One smart hub
 - Monthly HVAC monitoring services
- Installation / training of Smarter Home devices and application by Enercare representative

Interior Finishing - it's in the details

- Closet shelves and metal rods (as per plan)
- Linen closet with 5 shelves (as per plan)
- Colonial trim package includes 3 7/8" baseboard and 2 3/4" 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 (as per plan)
- Half walls at stairs c/w MDF cap (as per plan)
- 9-foot ceilings on main floor (as per plan)
- Brushed chrome interior door hardware and lever style handles
- 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 washing machine
- Rough-in for future dishwasher
- Exterior frost-free hose bib at front and rear (as per plan)
- Pex-type water line piping

Exterior - your first impression

- Poured concrete front porch with broom finish
- Architectural stone / brick (as per plan)
- Durable vinyl siding (as per plan)
- Metal 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)
- Slider windows in basement (as per plan)
- Insulated front entry door (as per elevation)
- Brushed chrome grip set and deadbolt on front entry door
- Insulated entry door from garage to house
- Minimum 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
- Pressure treated 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
- Keyless outlet in dining room for future chandelier (as per plan)
- Heavy duty outlets for stove and clothes dryer
- Electrical outlet in basement (at panel)
- Exterior lights at entrance doors
- Exterior water-protected electrical outlet at front and rear entry
- Electrical outlet(s) in garage ceiling for future garage door opener




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- Electrical outlet(s) in garage at rear wall for each vehicle bay
- White Decora style switches and outlets
- Three (3) telephone outlets and one (1) cable outlet (see eQ Design Studio representative for details)
- Breaker panel sized to meet OBC requirements

Mechanical & Heating - all-year comfort

- Dryer, range hood and bathroom fans all vent to outside
- Programmable thermostat
- Rental high efficiency natural gas furnace with ECM motor
- Rental Heat Recovery Ventilator (HRV)
- Rental Heat Pump
- Rental condensing tankless hot water heater with recirculating line
- Sealed heating ductwork
- All ducts cleaned prior to occupancy
- Drain water heat recovery unit(s)  GREEN FEATURE

Structure - a solid foundation

- Poured concrete foundation walls on poured concrete footings
- Poured concrete basement floor with trowel finish
- Poured concrete garage floor with broom finish
- Approved drainage system on exterior foundation walls
- Perimeter drainage system
- Cement parging to exposed concrete foundation walls

Energy Saving Features - nurturing nature GREEN FEATURE

- Exterior walls insulated to R22 (batt)
- House attic insulated to R60 (blown)
- eQ Better Basement: R12 expanded rigid foam formed with concrete wall, 2" x 4" frost wall at 24" o.c., R12 fiberglass batt insulation, 6 mil polyethylene vapor barrier, 1/2" drywall taped with 1 coat and electrical rough-ins
- 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
- Spray foam at basement rim joists