

BEAUTY IS IN THE DETAILS

Our expert designers and architects have curated an exquisite selection of premium, quality finishes that will elevate your home with refined sophistication.

DISTINCTIVE EXTERIORS

- Superior architecturally designed homes with inspired combinations of brick, stone, stucco, neocon detailing accent and other unique materials in select locations per elevation.
- Purchaser's choice of exterior colour package. (Certain conditions apply, subject to Architectural Control).
- 2x6 exterior insulated wall construction with pre-engineered floor system, wood and steel beams where required for extra rigidity.
- All operating windows and patio sliding doors come complete with screens.
- All windows installed with vapour barrier and fully caulked.
- Oversized 8' main entry door system, some with sidelights as per plan.
- Premium quality 8' sectional roll-up garage doors. Styles vary per elevation.
- Prefinished aluminum soffit, eaves trough and downspouts.
- Low maintenance prefinished aluminum railings at front as per plan or as required by grades.
- Pressure treated wood decks and pressure treated railings as required. Locations and sizes may vary.
- Quality asphalt roof shingles (limited lifetime manufacturer's warranty) with accenting metal roof details per plan.
- Poured concrete porch at front with precast concrete slab walkway from driveway to front entry. (Poured in place front steps as required by grading).
- Two exterior water taps. One in the garage and one at the rear of the house.
- Black coach lights.
- Two coat paved driveway. (at the cost of \$1,500 + HST to be paid by the purchaser on closing).

- Entire lot sodded except for paved areas. (some side yards between homes may be gravel).

EXQUISITE INTERIORS & TRIM

- Soaring (+/-) 9' main floor ceilings with impressive (+/-) 9' second floor ceilings (except in sunken or raised areas, stairway and where there are raised, dropped or cathedral ceilings), as per plan. (Ceiling heights may vary due to bulkheads, coffered, sloped or cathedral ceilings. Bulkheads are required for structural and mechanical purposes such as beams and ductwork.)
- All interior doors to be approximately 8' on main floor and standard 6'-8" on the second floor.
- Elegant oak finish interior stairs with oak handrails, pickets and nosing, on main staircase to second floor with choice of natural finish or stained (choice of two colours from Builder's standard samples). Runners not included. Paint grade service stairs as per plan.
- Designer milled Trim Package features 5-1/4" baseboard* with matching 2 3/4" casing on all windows and doors. (*shoe mould added on all tiled or hardwood areas).
- 8' high trimmed flat archways on first floor in standard finished areas where applicable.
- Contemporary 2 panel smooth finish interior doors with satin nickle finish lever and hinges.
- All interior trim work to be painted white with choice of one interior wall colour throughout (from Builder's standard colour samples).
- Smooth ceiling finish throughout the main floor.
- All other ceilings stippled in white except kitchen, powder, all baths and laundry, which are smooth.

- 4" smooth border throughout all stippled ceilings except closets.
- All drywall applied with screws using a minimal amount of nails.

CONTEMPORARY GOURMET KITCHENS

- Purchaser's choice of custom quality cabinetry from Builder's designer selections. Cabinetry features include extended height upper cabinets, breakfast bars with flush countertop (where shown on plan) bank of drawers and deep fridge uppers.
- Choice of granite kitchen countertop including island where applicable (choice from 3 standard granite colours).
- Stainless Steel double bowl undermount kitchen sink with Moen chrome single handle faucet.
- Ceramic tile kitchen backsplash (from Builder's standard samples).
- Opening for dishwasher provided with plumbing and electrical rough-in included.
- Heavy-duty receptacle for stove.
- Split electrical outlets at counter level for small appliances.
- Stainless steel two-speed exhaust fan over stove location vented to exterior.

LUXURY BATHROOM FEATURES

- Master Ensuite features include: relaxing free standing acrylic tub with integrated 3 piece Moen chrome faucet, vanity cabinet with marble countertop (from Builder's standard selections) and under mount sinks as per plan. Separate shower stall (where shown on plan) to include marble cap, ceramic tile shower base, walls and ceiling complete with chrome framed clear glass walls as per plan and chrome-framed shower door with 2 piece Moen shower faucet.
- Bathroom(s) with acrylic tub, Moen chrome tub/shower faucet, vanity cabinet with

- laminated countertop (from Builder's standard selections), vanity width mirror (approx.), strip light above sink and Moen chrome single lever vanity faucet. Ceramic wall tiles to ceiling height in all tub/shower baths (from Builder's standard selections).
- White pedestal sink in Powder Room with Moen single lever chrome faucet, mirror and strip light above.
- White bathroom fixtures throughout.
- All standard bathroom tiled areas to be selected by purchaser from Builder's standard tile samples.

EXQUISITE FLOORING FINISHES

- Approximate 3" x 3/4" oak prefinished strip hardwood flooring on Main Floor*, Upper Hall and Stair Landing(s), if applicable, in natural finish or stained (choice of two stain colours from Builder's standard samples) (*excluding standard tiled and unfinished areas)
- Quality imported 12x12 or 13x13 ceramic floor tiles in kitchen and breakfast area, all baths, laundry room, powder room and all applicable landings complete with metal tile edges.
- 40oz quality broadloom with cushion underpad to bedrooms (as per applicable plan).
- Tongue and Groove subflooring nailed and glued down, refastened with screws prior to floor finishing.

LAUNDRY

- Standard white laundry base cabinet with white laminate counter top and standard Builder's sink complete with hot and cold water faucets as per applicable plan.
- Standard white upper cabinets above washer and dryer locations, as noted on plan.
- Heavy-duty outlet for dryer and electrical outlet for washer.
- Plumbing for automatic washer.
- Dryer vent to exterior.

FIREPLACE

- Zero clearance, direct vent gas fireplace with fixed glass pane.
- Decorative wood mantle with 3pcs marble surround from Builder's standard samples.

LIGHTING & ELECTRICAL

- Electrical outlets in all baths and powder rooms connected to ground fault interrupter.
- White decora style plugs and switches.
- 100 amp service panel with circuit breakers.
- RG6 cable TV roughed in to purchaser's choice of 2 locations.
- Cat5e telephone lines roughed in to purchaser's choice of 2 locations.
- Light fixtures in all bedroom ceilings plus ceiling fixtures in foyer, kitchen, breakfast and library. Dining room light outlet to be capped.
- Switch controlled plug in living room and family room and/or great room.
- Electric outlet in garage plus additional outlet in the garage ceiling for a garage door opener. (Opener optional).
- Exterior electric outlet at front porch and at rear of house.
- Electric outlet provided on the lower level near the electrical panel.
- Smoke detector on each level and in each bedroom as per code.
- Door chime.
- Recessed waterproof safety light in all separate shower stalls.
- Exhaust fans vented to exterior in all baths.
- Central vacuum roughed in to basement (for future central vacuum installation).
- Rough in for alarm system.
- Direct wired Carbon Monoxide detector(s) at all bedroom levels.

ENERGY FEATURES

- Energy Star® Certified low E/Argon vinyl casement or picture casement thermo pane windows on all elevation(s).
- Forced air high efficiency gas furnace vented to exterior with ECM motor.
- Energy saving programmable thermostat centrally located on main floor.
- Ducting sized for future air conditioner.
- HRV unit vented to exterior.
- Flow through humidifier to assist with balancing humidity levels.
- Energy conserving insulation. R60 in the roof, R31 in exposed floor areas, R22 in above grade walls.
- Spray foam in all exposed floors with living areas above.

ADDITIONAL FEATURES

- Double Patio Doors in basement with step up to grade (number or steps may vary) applies to Lost Canyon Way only.
- Optional Side Entry doors (where grade permits)
- Cold cellar with vent to exterior (where siting permits). Includes ceiling light and solid core door.
- Rough-in three piece plumbing in basement for future bathroom, as per Vendor's standard location.
- Drywalled garage fully taped (not sanded or painted, concrete and block areas excepted).
- Steel insulated door from garage to house with self-closing device (grade permitting). The builder reserves the right to replace the door with a wall depending on grades and zoning restrictions. If the door is not installed the purchaser will be credited \$500+HST for use during colour selections.
- House professionally cleaned, including windows and ductwork.
- Rental hot water tank.
- Flexible PEX water piping reduces noise in the plumbing system.
- Survey provided on closing.



Tiffany
P A R K H O M E S