

## Impressions

- Impressive site entry with rock water feature and decorative lighting
- Professionally landscaped grounds with underground sprinklers
- Impressive entry door with quad locking system
- Designer selected colour schemes.
- Elegant 9 foot ceilings on all three levels.
- Most homes include three private patio areas for outdoor entertaining

## Built to Stand the Test of Time

- Sturdy 2 x 6 wood framed exterior walls
- Engineered roofing material with 30 year warranty
- Durable stucco with cultured Sierra stone accent trim
- R 40 under roof insulation
- R 20 exterior wall insulation
- Low maintenance wood framed windows
- Low "E", Argon filled energy saving double glazed windows
- Superior style Slung sliding patio doors for the main and lower levels to provide uninterrupted sight lines to enhance the sense of flow and expansive space
- Retractable full height screen to enclose the rear opening of the main floor patio
- An energy efficient gas fireplace in the great room complete with crystal bed and lighting.
- Ten year warranty for structural defects
- Five year envelope warranty
- Two year material and workmanship warranty

## Boats and Cars

- Double garage with a 16' x 7' overhead garage door, complete with 2 remote openers, 1 keypad and lock
- Garage interior walls in stucco finish, painted white
- Two Guest parking stalls
- Landscaped Green Roof system on garage roof
- Boat slip with 6500 pound electric boat lift

## Style

- German Beech 3 1/4" plank hardwood flooring with matching wood floor vents throughout the main level
- Solid open riser staircases with solid plank wood treads, steel stringers and glass railing / wall
- Low loop sculptured carpeting for lower and upper level
- 5" simple profile baseboards and trim throughout (except mechanical room)
- Decora light switches and outlets
- Paint grade shaker style swing doors with frosted transom glass (except MBR toilet closet & walk-in closet)
- Built in computer niche on upper floor with space for 2 work stations, 1 bank of drawers, granite counter (not available in the 1 bedroom plan)
- Decorative ceiling fan with light in the foyer of homes that have two storey ceiling heights

## Convenience

- GeoTility Geo-thermal system ( not leased) for all heating and cooling
- Pre-wired for high speed networking, satellite and cable tv
- Outdoor soffit outlet c/w switch in the foyer closet for Christmas lights
- Frost free tap at front of home as well as on the basement level patio
- Low consumption water closets with quiet closing lid
- Upper floor laundry rooms with cabinetry and under-mounted or stacking washer / dryer as shown on floorplan.
- Rough in for hot tub on the lower level patio
- Countertop installed gas bbq on main floor entertainment deck with accessory element
- Individual utility meters
- Central vacuum system with attachments
- Individual roughed in security system
- All vanities throughout include 6" glass tile backsplash and under-mounted low voltage night lighting
- All tiled bathroom floors have radiant floor heat with individual thermostats

## Ensuites

- Oversized shower with vertical jets and rainfall shower head
- Deep soaker tub for soothing soaks
- Granite countertops, filled and honed travertine flooring and shower walls, pebble shower base
- Decorator lighting and well-located potlights
- Decorative polished hardware and designer faucets
- Raised height vanity with 2 sinks plus makeup area.

## Kitchens

- Granite countertops with matching full height granite backsplash
- Crown molding, pantry and pot-drawer storage
- Decorative brushed nickel hardware and faucets
- Kindred granite oomposite undermounted sink with grate accessory
- Potlights and task lighting plus under cabinet lighting
- Stainless steel Viking™ Professional Series French door Fridge, Dishwasher and Gas Range
- Stainless steel overhead fan, Dacor built-in microwave drawer, Pot filler faucet over range

