

Forest View

Standard Features

ELECTRICAL

- Circuit breaker panel – 100 amp service
- Copper wiring throughout
- Heavy duty receptacle-electric range & dryer
- Rough in for central vacuum to basement
- Smoke detectors & CO2 sensors on each floor and bedrooms
- Electric door chime
- Bell/cable in all bedrooms & living room
- Bell in kitchen
- Lighting fixture package
- \$1500 lighting allowance

FLOORING

- Ceramic/Porcelain tile in foyer, main floor laundry, bathrooms and dinette - available in a large variety of colours and sizes
- Large, 12" x 24" tiles
- Hardwood in living room, dining room & bedroom
- All sub floors glued, nailed & screwed down

INSULATION – PAINTING – HEATING

- High efficiency gas-fired, forced-air heating
- Home walls are insulated with R22 & ceilings with R50
- Single family homes include an HRV system
- Modern efficient hot water tank on rental basis
- Walls finished with drywall using screws
- Interior walls to be painted with quality paint. Purchaser's choice of colours from Vendor's samples (maximum 2 colours throughout) - one colour for trim
- Warmly textured ceilings in all areas except bathrooms and kitchens
- Garage drywalled and painted one coat
- Maintenance free all-vinyl double-glazed windows low E Argon filled with Energy Star rating, and sliding patio doors with screens

INTERIORS

- Rounded corners
- Main floor ceiling height of 9ft or cathedral
- Four pot lights in the great room
- Polished chrome finished hardware on all interior doors

OTHER

- 4 basement windows included 4x2'
- Oak staircase with oak spindles
- 1 phone & cable outlet included in all bedrooms
- Gas manifold included in utility area
- 2 water hose bibs

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STANDARD FEATURES & FINISHES

EXTERIOR

- Fully sodded lots including boulevard
- High quality clay brick veneer and vinyl siding frontage
- Pre-cast stone window sills
- Pre-finished aluminum soffits, fascia, eavestroughs and downspouts 2" x 6" exterior walls
- Two convenient exterior weatherproof electrical outlets - one in front and one in rear of home
- Durable 30-year self-sealing roof shingles
- Decorative steel insulated entry doors with deadbolt lock
- Garage main door to exterior
- Steel sectional roll-up type insulated garage door
- Poured concrete foundation walls with protective drainage layer
- Covered 10x10 deck

KITCHEN

- Choice of deluxe maple kitchen cabinets in a range of colours and styles
- Island or peninsula included
- Quartz countertops with return splash
- Double stainless-steel sink and single lever washerless faucet
- Kitchen exhaust fan and hood ducted to the exterior in white or black
- Heavy duty receptacle for electric range and dedicated receptacle for refrigerator
- Dishwasher rough in with space in cabinets for future dishwasher
- 5 pot lights included
- Backsplash
- Undermounting lighting
- Cabinets Crown moulding
- SS Kitchen appliances (Builders Package)

BATHROOMS

- Choice of deluxe bathroom cabinets made of premium maples in a range of colours and styles, quartz countertops.
- Moen delta single lever washerless faucets provided in all bathrooms
- White plumbing fixtures from vendor samples
- Exhaust fans in all bathrooms vented to exterior
- Acrylic 1 pc. Tub/Shower units or 48" in-wall acrylic showers with glass doors and seat with pressure balancing valves
- Insulated toilet tanks
- Electrical outlets beside vanity - all bathrooms
- Towel bar, toilet tissue dispenser
- Privacy locks on all bathroom doors
- Mirrors above all bathroom vanities

LAUNDRY

- Laundry tub and washing machine supply taps provided
- Second level drain with rubber membrane and tiles
- Washer & Dryers (Builders Package)