

TOWNHOMES FEATURES, FIXTURES AND FINISHINGS



EXTERIOR FINISHINGS

- Front steps: Precast, with exterior metal railing (as per plan)
- Weeping tile: continuous around perimeter of basement walls and is covered with a minimum of 6" washed rock
- Damp proofing on exterior of basement foundation walls
- Garage Floor: 4" thick concrete with reinforced rebar grid
- Sidewalk: poured from front step to common area walkway (as per plan)
- Walls: engineered studs or dimensional lumber at 24" (as per plan)
- 30 year, laminated architectural shingle
- Vinyl siding, Dutch lap or traditional in standard colours

DOORS AND WINDOWS

- 🌿 White, triple glazed, Low-E, argon filled, PVC sliding windows throughout (exceptions as per plan)
- Insulated fiberglass garage to house door (as per plan)
- Insulated garage door (as per plan)
- Garage door comes with 2 remotes and exterior keypad
- Exterior doors are insulated fiberglass (as per plan)
- Low-E double glazed sidelite (as per plan)

HEATING AND VENTILATION

- 🌿 High efficiency forced air heating system
- 🌿 Heat recovery ventilator with touch screen
- Humidifier
- Professional furnace and duct cleaning before possession
- White registers and cold air return grills

ELECTRICAL

- Standard lighting package (as per plan)
- TV outlets in living room and master bedroom
- Telephone outlets in the kitchen and master bedroom
- White Decora switches and plugs
- One plug in the island

WARRANTY

- 1 year complete builder warranty
- 2 year warranty on distribution systems and building envelope materials
- 5 year warranty on building envelope
- 10 year warranty on structural

PLUMBING

- 🌿 High efficiency tankless hot water heater
- Drop-in double-bowl stainless steel sink in kitchen (as per design selection)
- Kitchen faucet (as per design selection)
- Vanity sink, and faucets (as per design selection)
- White one piece fibreglass tub/shower or shower with standard tile surround in the main bath and ensuite (as per plan)
- Water line to the fridge
- White, standard height, high efficiency toilets (as per design selection)

INSULATION AND DRYWALL

- 🌿 R50 blow-in cellulose insulation in ceilings
- 🌿 R34 insulation in sloped or vaulted ceilings
- 🌿 R20 fiberglass batt insulation in the basement walls
- 🌿 R12 acoustical batt insulation or equivalent on both sides with mineral wool fibre stop at the floor
- 🌿 R28 sprayfoam insulation to garage ceiling under the living space
- 🌿 R22 batt insulation in walls above grade
- Standard textured ceiling

INTERIOR FINISHINGS

- 🌿 6 piece Energy Star appliance package included in stainless steel, with white washer/dryer
- Cabinet door styles (as per design selection)
- 30" high upper cabinets
- 12" high cabinet above the fridge
- Laminate countertops throughout kitchen and bathrooms
- Wire shelving throughout
- 1 towel bar per bathroom
- 5mm glass mirror installed to the width of the vanity, 42" high
- 1 coat primer and 2 finish coats of paint
- 12" of tile above the tub/shower surround and 3" on sides
- Second floor bathrooms and laundry room have vinyl flooring
- Laminate flooring throughout the main floor
- Carpet with lifetime stain and soil protection with 7.2 lb underlay/ 10 lb on stairs
- Personalized design consultation to select interior finishes at Ingeva Design Studio (for pre-sales only)



it's what's inside

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* AS PER PLAN | March 1, 2018 | Townhomes

