

Features

Exteriors

Old-world, cottage-inspired architecture featuring smooth stucco and brick siding

Oversized deck with black metal railings complete with gas BBQ outlet

Double car garage with 40-amp EV outlet

Two hose bibs: in back or front yard and inside garage

Lush landscaping with mature trees, flowering shrubs, plants, and grasses

Step Code 4 energy efficiency with:

- Rainscreen building envelope
- Sturdy 2x6 exterior wall construction, with R24 insulation in exterior walls, R50 in attic, and R15 under slab
- Insulated garage and garage door

Interiors

Choice of two colour schemes: Linen or Chestnut

Oversized Energy Star-rated, double-glazed windows for maximum light

Durable wide-plank laminate flooring on main floor and in entry

Plush carpeting on stairs and upper floor

Matte-black hardware on all doors

Classic flat-stock baseboards and door casings

Roller shades throughout

Doors and accessible windows rough wired for future security system

High efficiency forced-air gas furnace with heat pump for heating and cooling

Energy Recovery Ventilation (ERV) for fresh and clean air

50-gallon electric hot water tank

Smoke and carbon monoxide detectors on each floor

Triple glazed windows (unit specific)

Bathrooms

Powder:

- Mirror with decorative frame and accent light
- Shaker-style cabinet with soft-close doors
- Modern one-piece elongated toilets with soft-close seats

Ensuite:

- Flat-panel cabinets with soft-close doors and drawers
- Double-sink vanity with polished quartz countertops and undermount sinks
- Oversized floor tile and custom wall tile in shower
- Frameless 10mm glass shower enclosure
- Modern one-piece elongated toilets with soft-close seats

Main:

- Shaker-style cabinets with soft-close doors and drawers
- Polished quartz countertops with undermount sinks
- Inclined backrest soaker tub
- Full-tile bath/shower surround with custom wall tile pattern
- Matte-black faucets and showerhead
- Modern one-piece elongated toilets with soft-close seats

Kitchens

European Smeg stainless steel appliances, including:

- French-door refrigerator with bottom-mount freezer drawer
- Industrial-style gas range
- Dishwasher
- Hidden range hood fan insert
- Built-in microwave with trim kit in island

Shaker-style and flat-panel cabinets with soft-close doors and drawers

Custom canopy range hood with molding detail

Open shelving with shiplap backdrop

Under-cabinet lighting for precision tasks

Polished quartz countertops with quartz and brick-pattern subway tile backsplash

Deep, undermount Blanco Silgranit sink

Matte-black, single-lever, high-arc faucet with spray function

Amenities

Two areas with age-friendly outdoor amenities:

- Central lawn
- Multiple eating and seating areas
- Ping pong tables
- Children's play structure
- Fire pit
- Community garden plots

Peace of Mind

Comprehensive 2-5-10 year warranty from Travelers Home Warranty, including:

- 2 years coverage for materials
- 5 years coverage for building envelope
- 10 years coverage for structural defects

