

# FEATURES

# James Hill

## MURRAYVILLE

### ENTICING INTERIORS

- Unique custom plans featuring professionally designed interiors
- Stylish wide plank engineered hardwood flooring on main floor (excluding den) and stairs from main to upper floor
- Premium wall to wall carpeting
- Sleek white painted wood staircase railings with black iron staircase spindles or optional glass railing packages
- Choice of two designer interior colour palettes
- Board and batten moulding detail in foyer
- Glued and screwed sub floors ensure minimal squeaks, now and in the future
- Stunning tile surround gas fireplace in great room with custom cabinetry on both sides
- Stylish 4" recessed ceiling pot lights with LED bulbs and chrome surrounds
- 6'8" Masonite Lincoln park doors with Taymor Vega hardware in matte black with square rosette
- 7-1/4" Baseboards on main floor, 5-1/2" on upper floor and basement
- 3-1/2" trim around doors & windows in a contemporary picture framed style
- Master bedroom closets feature solid wood shelving
- Smooth painted ceilings on main floor
- Coffered ceiling in master bedroom in select plans

### TIMELESS EXTERIORS

- Stunning stone clad exterior accents on front elevations
- Low maintenance fiber cement exterior cladding with wood trimmed windows
- Secure fiberglass front entry door with frosted glass panels
- High quality Low-E vinyl windows with argon gas thermal break
- Designer black framed windows inside and out with casement openers and screens
- Long lasting asphalt "shake style" shingle roof with 40-year product warranty (for first owner)
- Smart Seal, dimple wrap foundation to keep the basement dry
- Continuous 5" aluminum gutters with downspouts
- 8' high insulated, steel garage doors with automatic garage door opener and two remotes
- Finished garage interior with painted walls
- Two conveniently located, self-draining exterior hose bibs
- Exterior GFI electrical outlet front and rear

### UNRIVALED OUTDOOR LIVING

- Professionally landscaped front and back yard
- Backyard cedar fencing starting at the rear corners with one side gate
- Timeless black aluminum railings where required
- Low maintenance crushed gravel side yards
- Beautiful exposed aggregate concrete driveway
- Elegant trowel finish concrete rear patio or raised decks with epoxy stone finish and wood soffit
- Gas line for BBQ with quick connect box

### STATE-OF-THE-ART EFFICIENCY

- Each home individually energy modelled and designed to achieve Step 3 efficiency
- High efficiency Lennox natural gas furnace with minimum 95% efficiency and multispeed fan
- Central air conditioning to achieve full home comfort (heat pump optional)
- Exterior walls feature a minimum of R20 insulation with R40 insulation in ceiling
- High capacity 65 gallon electric hot water tank
- Roughed-in central vacuum system with 6 outlets and vac pan in kitchen
- Six cable outlets and six telephone / CAT5e outlets with smart panel
- LG high efficiency front load washer and dryer

### SOPHISTICATED KITCHENS

- Premium Appliance package includes:  
36" Dual Fuel Fulgor Milano Range, Fulgor Milano built-in dishwasher, Fulgor Milano 36" counter depth fridge, Cyclone 600 cfm built-in hood fan, Panasonic microwave
- Premium custom cabinetry with contemporary matte black door hardware and soft closure
- 3cm solid Caesarstone quartz countertops
- Contemporary designer tile backsplash
- Franke farmhouse style apron sink with deluxe pull out matte black faucet
- Two island pendant lights
- LED under cabinet lighting beautifully accents your kitchen

### SPA-LIKE MASTER ENSUITES

- Designer selected Caesarstone quartz countertops
- Premium cabinetry with contemporary door hardware allows for ample drawer space and storage
- Dual under mount sinks with contemporary matte black faucets
- Elegant Acritec free-standing soaker tub with pot light overhead
- Frameless glass shower enclosure with tile shower base and tile surround
- Shower features rain head and hand-held wand with diverter
- Premium designer lighting fixtures
- Added comfort of heated tile floors
- Sliding barn door

### IMPRESSIVE BATHROOMS

- Premium cabinets with Caesarstone quartz countertops
- Under mount sinks with premium chrome faucets
- Classic bevelled mirrors throughout
- Well-ventilated bathrooms include fans and GFI circuits
- Designer tile surrounds with premium acrylic tubs and shower rod
- Environmentally friendly ultra low flow 4.8L American Standard toilets

### PEACE-OF-MIND SECURITY

- Hard-wired carbon monoxide and smoke detectors
- Roughed-in security system - all windows, doors, including three keypads and two motion detectors
- Exterior lighting illuminates rear deck and basement door
- Arc-fault circuits throughout home
- 200 amp main electric service to house

### ARTFULLY FINISHED BASEMENTS

- Finished legal suite with kitchen appliances and stacking washer/dryer
- 8' ceilings with extra large windows
- Full-sized extra bedroom and three-piece bathroom
- Spacious recreation room with 5.1 surround sound roughed-in
- Wet bar with fridge - optional finishing packages available