



EXTERIOR FEATURES & FINISHES

- West Coast-inspired architecture with featuring stone or brick detailing and wood patio soffits*
- Prominent first impression with modern oversized front entrance door
- Durable ColorPlus® James Hardie fiber cement siding
- Insulated, drywalled and painted garages
- Low-maintenance asphalt roofing
- Gas BBQ quick connect bib
- Patio speakers for outdoor dining and entertaining
- 3 exterior water hose bibs
- Glass railings on decks and stairs

CONSTRUCTION

- Two stage concrete pour (separate footings and foundation – minimized wood trapped in concrete to ensure a dry basement)
- TGI flooring to minimize squeaks
- Subfloors glued and screwed
- Custom trusses for vaulted ceilings
- Each home certified by Building Envelope Engineer to ensure above standard workmanship (not required for single family)
- Pre-manufactured interior stair treads
- Garage floors and driveways reinforced with rebar
- Interior wall paint meets or exceeds Master Paint Institute “high performance” category certification
- Interior trim paint Ultra Low VOC and Greenwise® and Master Paint Institute Certified
- Fully finished garages (insulated, drywalled and painted)
- Navien® tankless water heater and hot water recirculating system

INTERIOR FEATURES & FINISHES

- Master bedroom on the main on certain plans*
- Fully finished legal 1 or 2 bedroom suites including appliances*
- Impressive 55” programmable linear gas fireplace
- Custom cast concrete fireplace surround
- Wide-plank engineered flooring throughout the main floor
- Energy-efficient, oversized glazed windows
- Premium plumbing fixtures by Kohler®
- Contemporary glass staircases with custom railings
- Ceiling speakers in family room, kitchen and master bedroom
- 10’ ceilings on the main floor
- Modern oversized interior doors
- Deluxe 8lb carpet underpad
- Vaulted ceilings in certain bedrooms*

KITCHEN

- Samsung® Touchscreen Family Hub stainless steel refrigerator
- 36” Fulgor® 6 burner gas convection range
- 600 cfm Faber® range hood
- Fulgor® 30” dual burner gas cooktop*
- Contemporary European inspired kitchen cabinetry with plenty of storage
- Durable quartz counters and backsplash
- Slick Blanco® double sink in 18/10 stainless steel
- Semi-professional Blanco® swivelling faucet featuring a pull-down spray
- ½ HP Badger® garburator
- Spacious pantries
- Convenient crumb sweeper roughed in

BATHROOMS

- LED vanity fixtures
- European-inspired bath and shower fixtures with built-in pressure balancing
- Sleek one-piece elongated comfort height toilets
- Rectangle undermount sinks in white vitreous china
- Minimalist single-lever faucets in polished chrome

POWDER ROOM

- Modern above-counter vessel on floating vanity
- Tall single-control faucet in polished chrome
- Impressive LED mirror

MASTER ENSUITE

- Luxurious freestanding soaker tub
- Modern frameless glass shower featuring deluxe a multi-function showerhead, adjustable shower bar and ceiling rainshower head
- Dual vanity with LED lighting
- Contemporary oversized porcelain tile floors
- In-floor heat pad and thermostat

THOUGHTFUL DETAILS

- Stay connected with USB outlets in kitchen island and master bedroom
- Energy efficient LED pot lights throughout interior and exterior
- Recessed TV outlet in family room and master bedroom for flush mount tv screens
- Durable plywood boxes for cabinetry with soft close hinges
- Deluxe closet organizers
- Convenient mud room organizer with shoe cubbies
- Practical home office space with single or double doors for privacy*
- Exterior Christmas outlet
- Roughed-in A/C or heat pump
- Roughed-in 30 Amp electric vehicle charger
- Roughed-in security system
- Roughed-in exterior surveillance cameras
- Roughed-in vacuum system

MAKE IT YOUR OWN

- Smart home package featuring Nest, Amazon Echo and Lutron
- Finished Polyaspartic garage floor coating
- Heat pumps and air conditioning units
- Entertainment basement bar
- Security system installed
- Built in vacuum and crumb sweeper
- Side by side LG washer/dryer