

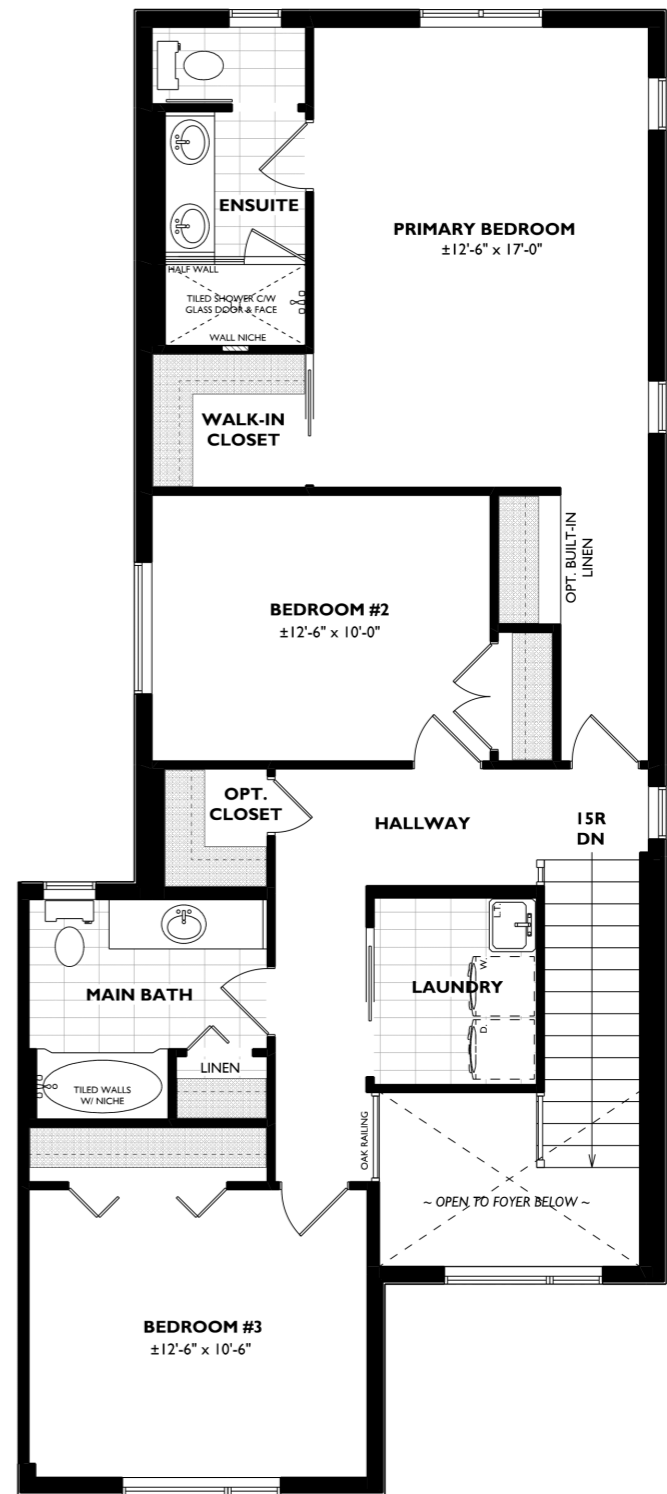
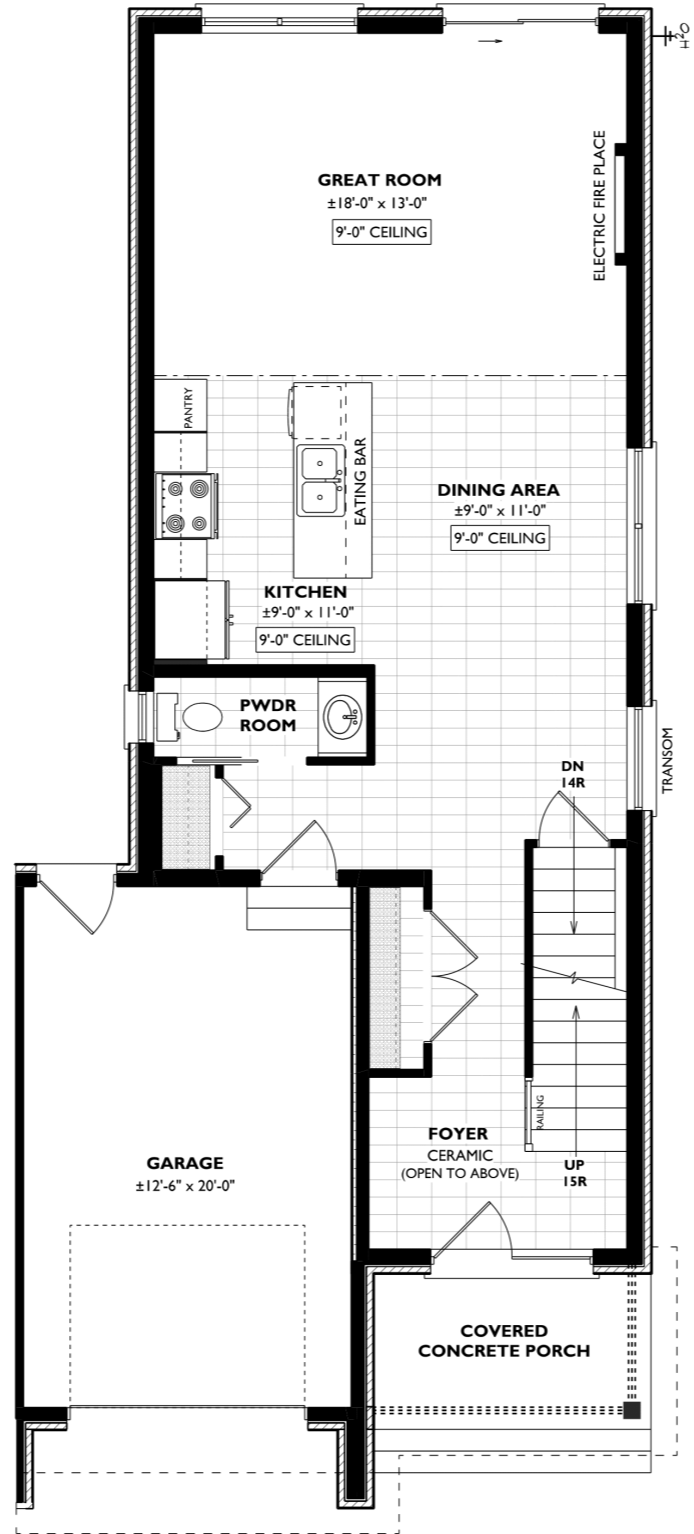
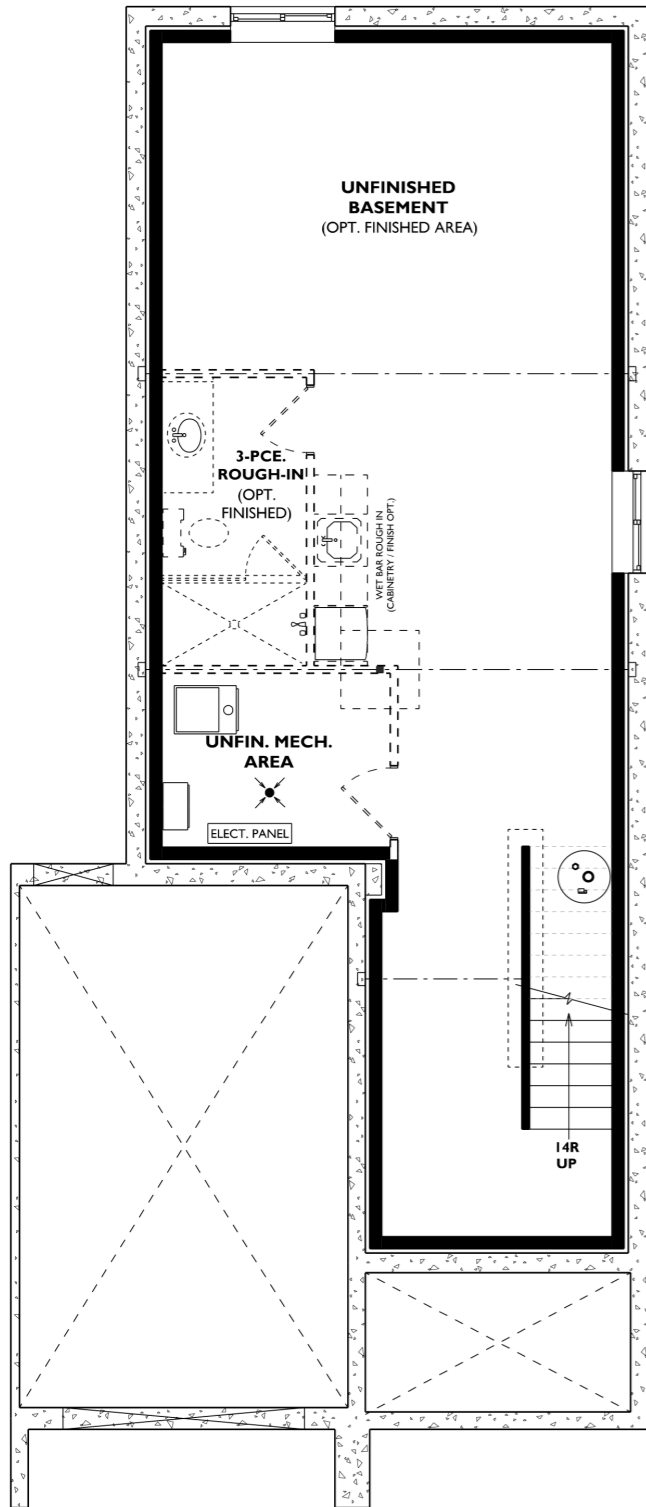


# THE MONTEBELLO

UNITS 1 & 6

1903 SQ FT





\*Layout May be Reversed\*

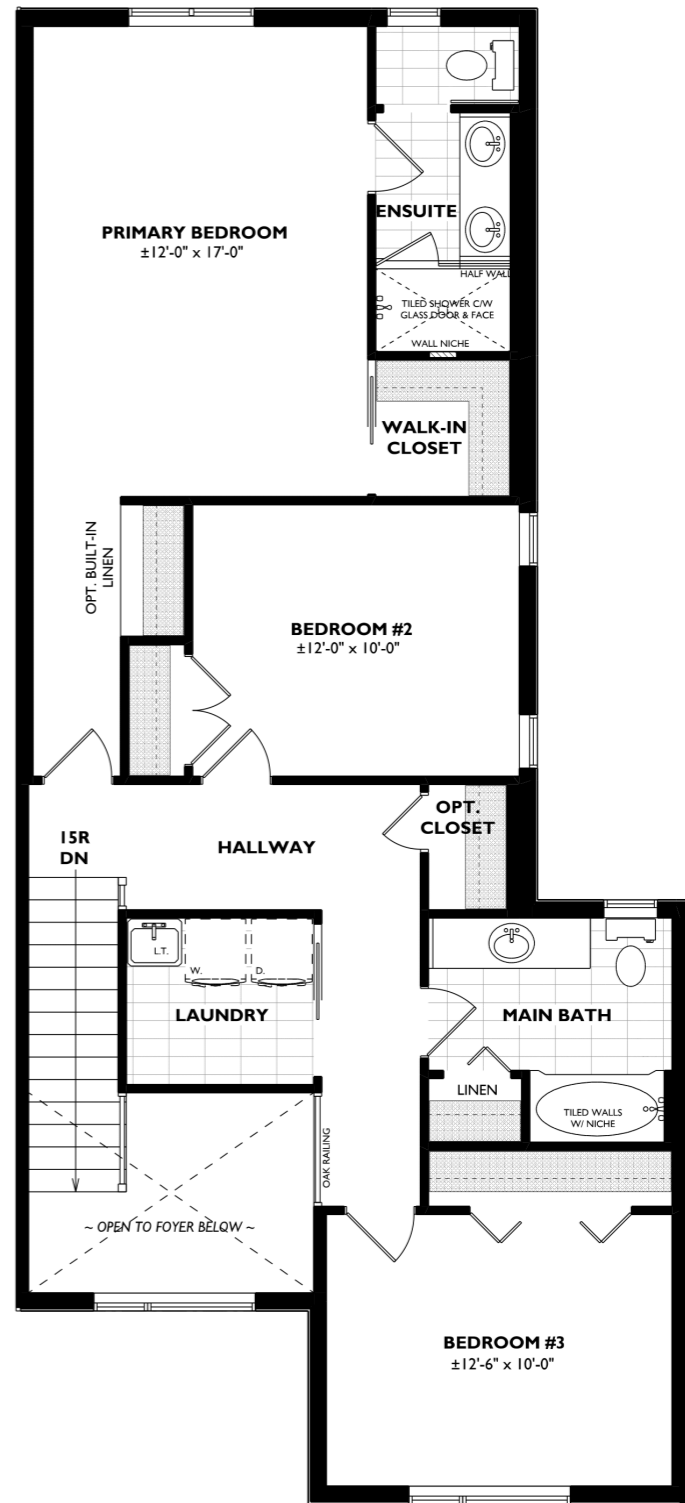
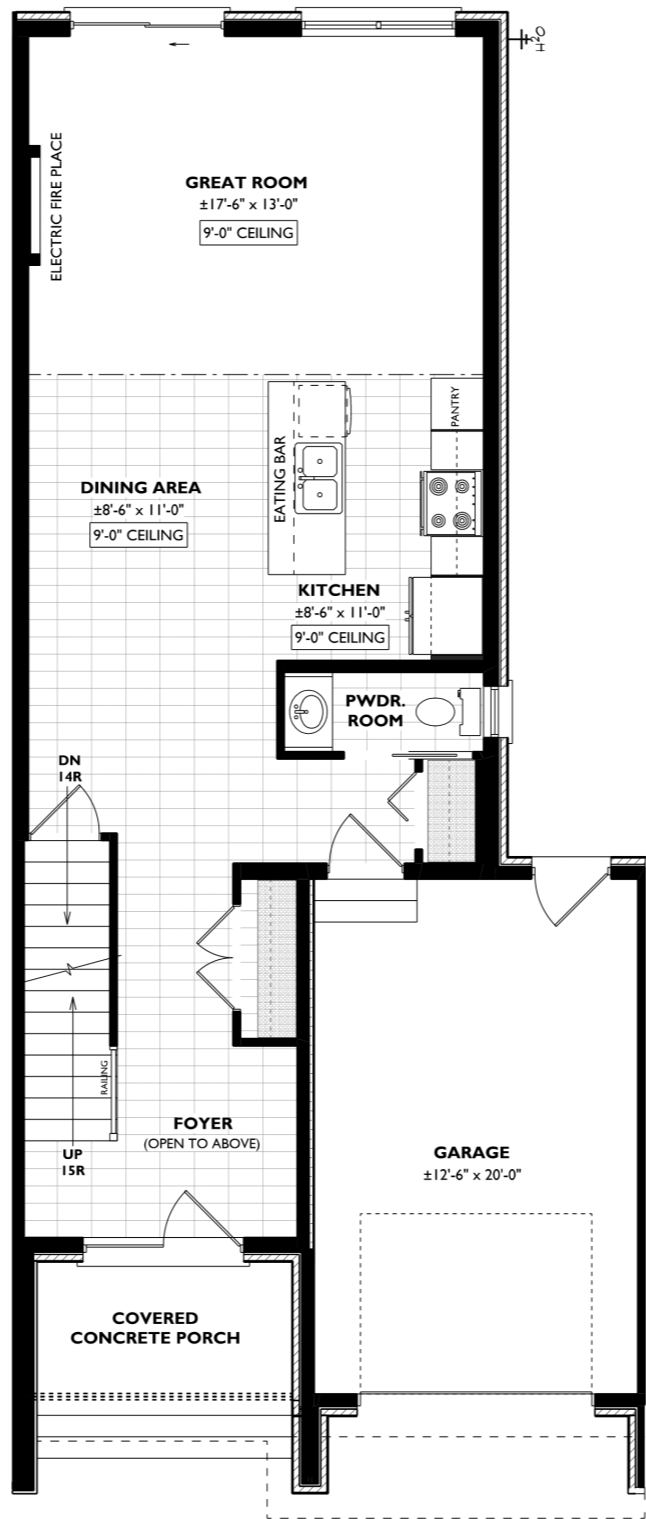
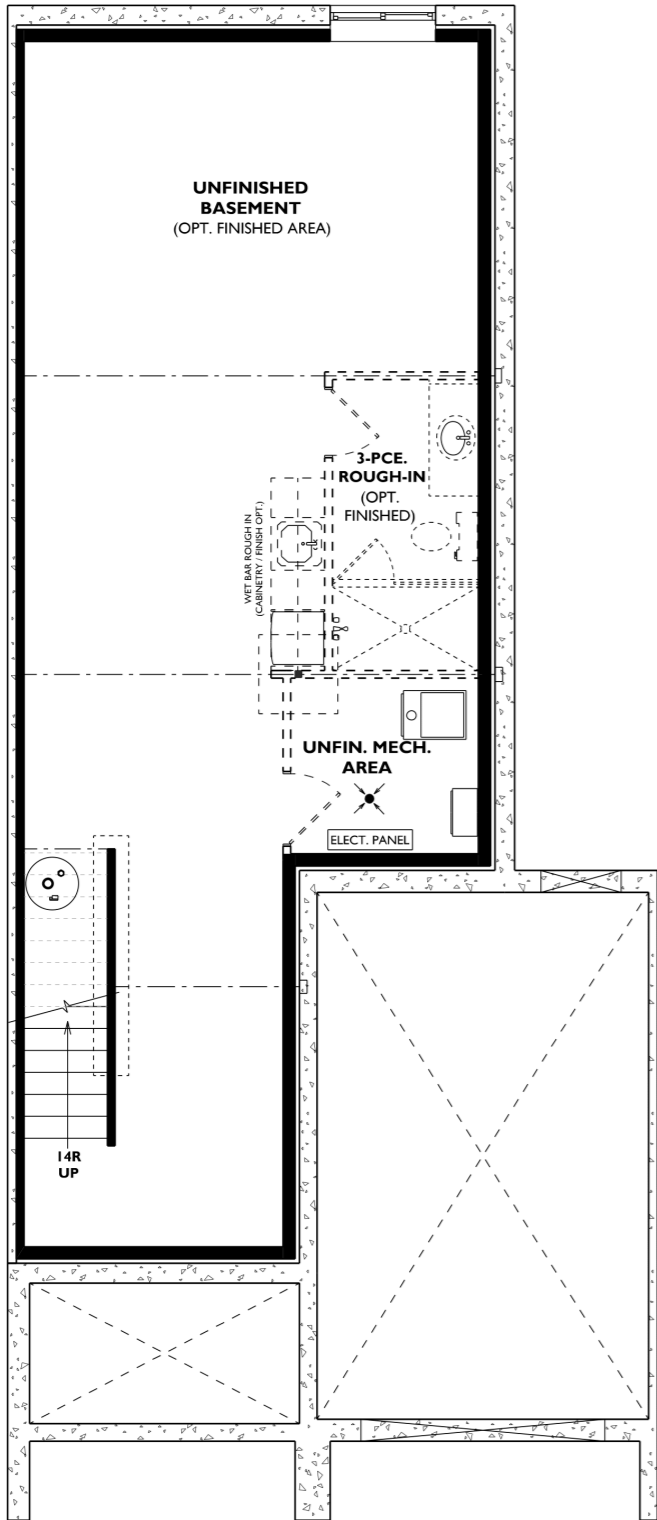


# THE MONTEBELLO

UNITS 2-5

1,828 SQ FT





\*Layout May be Reversed\*

**BLOCK 84 - UNITS 2, 5 & 6****FEATURE & FINISH HIGHLIGHTS**

- Freehold Townhomes

**General Build Features**

- 9'-0" Main Floor Ceilings
- 8'-0" 2nd Floor Ceilings
- 8'-0" Basement Foundation

**Landscaping - Predetermined features including:**

- Interlocking stone walkway from front porch to driveway
- Widened driving using interlocking stone for side by side parking
- Asphalt finished driveway
- Fully sodded lot c/w tree where applicable
- Living privacy fence between units (Mature Cedars)

**Exterior - Preselected finishes including:**

- Premium Wood & Aluminum based Siding
- Aluminum soffit, fascia & troughs including "wood" look highlights & aluminum awning details
- Premium stone & brick
- Colour exterior / white interior on all windows
- Asphalt shingles with steel roof highlights
- Decorative front door glass inserts
- Decorative garage door lites

**Interior - Customer selected finishes:**

- Engineered hardwood in Great Room - 5" wide plank selections
- Up to 12x24 "Flair" series tile in all tiled floor and wall locations
- Level 1 Carpet c/w upgraded "BEST" underpad throughout balance
- Stairs to 2nd floor solid oak, stained c/w oak railings & plain black metal spindles where applicable
- Stairs to basement unfinished carpet grade unless purchased otherwise
- 3-1/2" casing & 5-1/4" baseboards in a "Modern Step" profile
- 2 panel square top doors throughout home (80" height) c/w nickel or black hardware
- Cut glass mirrors throughout all bathrooms
- Wire rack shelving in all closets
- Marble soap niche ensuite shower

**Cabinetry - Customer selected finishes:**

- Level 1 solid surface countertop selections throughout
- Up to 36" high upper cabinets in kitchen
- Selection of painted or stained finishes in a variety of doorstyles
- Provisions for microwave style range hood (customer to supply appliance)
- Floating style vanity in powder room (countertop mounted faucet)

**Plumbing - standard selections:****(Upgrades available)**

- "Rizon" style faucet package in main & ensuite baths (chrome finish)
- Upgraded shower head & magnetic hand shower feature (chrome finish, customer to select locations)
- Choice of Chrome or Matte Black faucet finish in powder room ("Caraquet" Style)
- Pulldown kitchen faucet with spray in choice of Chrome, Stainless or Black finish ("Caraquet" Style)
- Water line to fridge
- Wet bar rough-in in basement (drain)
- Comfort height toilet powder room

**Lighting & Electrical:**

- Pot light package - 12 lights (predetermined locations)
- Wall mount tv provision in great room
- CAT 6 wiring throughout home (predetermined locations) c/w structured wiring box in basement
- Simple security rough-in
- Central vac rough-in
- Shower pot light in ensuite
- Customer selected lighting throughout finished locations (basic allowance provisions)
- Electric fireplace in great room c/w drywalled finish (predetermined unit, upgrades available)
- Motion sensor lights in all reach-in closets

**Miscellaneous Features:**

- Sound suppression provisions in main floor powder room
- Tray ceiling detail in great room

**High Performance Energy Star Package:**

- 2" (2lb) underslab foam spray insulation (basement) Approx. R10
- 2" (2lb) foam spray insulation on all exterior foundation walls, 2x4 fully strapped with R20 Rockwool batt insulation. Approx. R30
- 2lb foam insulation spray in garage ceilings (exposed upper floors) plus batt insulation
- 200 amp electrical panel
- High efficiency air source heat pump integrated with air handler and ductwork system providing multi zoned heating and cooling.
- Sonopan sound insulation on interior adjacent wall assemblies (townhomes)
- Premium mechanical provisions

## BLOCK 84 - UNITS 3 & 4

### FEATURE & FINISH HIGHLIGHTS

- Freehold Townhomes

#### General Build Features

- 9'-0" Main Floor Ceilings
- 8'-0" 2nd Floor Ceilings
- 8'-0" Basement Foundation

#### Landscaping - Predetermined features including:

- Interlocking stone walkway from front porch to driveway
- Widened driving using interlocking stone for side by side parking
- Asphalt finished driveway
- Fully sodded lot c/w tree where applicable
- Living privacy fence between units (Mature Cedars)

#### Exterior - Preselected finishes including:

- Premium Wood & Aluminum based Siding
- Aluminum soffit, fascia & troughs including "wood" look highlights & aluminum awning details
- Premium stone & brick
- Colour exterior / white interior on all windows
- Asphalt shingles with steel roof highlights
- Decorative front door glass inserts
- Decorative garage door lites

#### Interior - Customer selected finishes:

- Engineered hardwood in Great Room - 5" wide plank selections
- Up to 12x24 "Flair" series tile in all tiled floor and wall locations
- Level 1 Carpet c/w upgraded "BEST" underpad throughout balance
- Stairs to 2nd floor solid oak, stained c/w oak railings & plain black metal spindles where applicable
- Stairs to basement unfinished carpet grade unless purchased otherwise
- 3-1/2" casing & 5-1/4" baseboards in a "Modern Step" profile
- 2 panel square top doors throughout home (80" height) c/w nickel or black hardware
- Cut glass mirrors throughout all bathrooms
- Wire rack shelving in all closets
- Marble soap niche ensuite shower

#### Cabinetry - Customer selected finishes:

- Level 1 solid surface countertop selections throughout
- Up to 36" high upper cabinets in kitchen
- Selection of painted or stained finishes in a variety of doorstyles
- Provisions for microwave style range hood (customer to supply appliance)
- Floating style vanity in powder room (countertop mounted faucet)

#### Plumbing - standard selections:

##### (Upgrades available)

- "Rizon" style faucet package in main & ensuite baths (chrome finish)
- Upgraded shower head & magnetic hand shower feature (chrome finish, customer to select locations)
- Choice of Chrome or Matte Black faucet finish in powder room ("Caraquet" Style)
- Pulldown kitchen faucet with spray in choice of Chrome, Stainless or Black finish ("Caraquet" Style)
- Water line to fridge
- Wet bar rough-in in basement (drain)
- Comfort height toilet in powder room

#### Lighting & Electrical:

- Pot light package - 12 lights (predetermined locations)
- Wall mount tv provision in great room
- CAT 6 wiring throughout home (predetermined locations) c/w structured wiring box in basement
- Simple security rough-in
- Central vac rough-in
- Shower pot light in ensuite
- Customer selected lighting throughout finished locations (basic allowance provisions)

#### Miscellaneous Features:

- Sound suppression provisions in main floor powder room
- Tray ceiling detail in great room

#### High Performance Energy Star Package:

- 2" (2lb) underslab foam spray insulation (basement) Approx. R10
- 2" (2lb) foam spray insulation on all exterior foundation walls, 2x4 fully strapped with R20 Rockwool batt insulation. Approx. R30
- 2lb foam insulation spray in garage ceilings (exposed upper floors) plus batt insulation
- 200 amp electrical panel
- High efficiency air source heat pump integrated with air handler and ductwork system providing multi zoned heating and cooling.
- Sonopan sound insulation on interior adjacent wall assemblies (townhomes)
- Premium mechanical provisions