

BLOCK 84 - UNIT 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
- Asphalt finished driveway, widened using interlocking stone
- Fully sodded lot c/w tree where applicable
- Living and composite combination privacy fence between units (Mature Cedars)
- Pressure treated wood deck

Exterior - Preselected finishes including:

- Premium Wood & Aluminum based Siding
- Aluminum soffit, fascia & troughs including "wood" look highlights
- Aluminum awning details
- Cement stone & brick
- Black 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 & throughout 2nd floor - 5" wide plank selections
- Up to 12x24 "Flair" series tile in all tiled floor and wall locations
- 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
- 3-½" casing & 5-¼" 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 3 solid surface countertop selections throughout
- Extra high upper kitchen cabinets (up to 42") c/w crown & riser to ceiling
- Integrated valance lighting in kitchen
- Selection of painted or stained finishes in a variety of doorstyles
- Provisions for microwave style range hood (customer to supply appliance)
- Garbage pullout, 1 bank of 4 drawers
- Standalone cabinet pantry c/w 3 pullouts
- Floating or Full height style vanity in powder room (undermount sink & countertop mounted faucet)
- 24" wide base & upper cabinet (30" height) in laundry room c/w stainless steel undermount sink, chrome swing spout goose neck faucet & chrome hanging rod.

Plumbing - standard selections:

(Upgrades available)

- "Rizon" style faucet package in main & ensuite baths (chrome finish)
- Magnetic hand shower feature in ensuite (chrome finish)
- Choice of Chrome or Matte Black faucet finish in powder room ("Caraquet" Style)
- Pulldown kitchen faucet with spray in choice of available finish ("Caraquet" Style)
- Water line to fridge (rough-in)
- Wet bar rough-in in basement (drain rough-in)
- Standard height toilets throughout
- Upgrade kitchen sink selection including stainless steel apron front style

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)
- Dimplex IgniteXL60 Llinear electric fireplace floor to ceiling plaster finish build out

Miscellaneous Features:

- Tray ceiling detail in great room c/w crown moulding detail
- Decorative trim package on tall stair wall to the 2nd floor. Includes 3 wall sconces.
- Arch details at main floor entry & 2nd floor overlook areas
- 8'-0" high front entry closet doors
- Contrasting colour painted doors for whole home
- Flat ceilings throughout main floor

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