

Lot 80 Halls Drive - LEFT

FEATURE & FINISH HIGHLIGHTS

- Freehold Semi-Detached Home

General Build Features

- 9'-0" Main Floor Ceilings
- 9'-0" (nominal) Basement Foundation
- 8'-0" Loft ceiling

Landscaping - Predetermined features including:

- Interlocking stone walkway from front porch to driveway
- Asphalt finished driveway
- Fully sodded lot c/w tree where applicable
- Living & composite privacy fencing between units (includes mature cedars)

Exterior - Preselected finishes including:

- Premium siding finish
- Aluminum soffit, fascia & troughs
- Cement stone & clay brick
- Black exterior / white interior on all windows
- Asphalt shingles
- Decorative front door glass insert

Interior - Customer selected finishes:

- Engineered hardwood in Great Room & Dining Room - 3-5/8" wide plank selections
- 12x24 series tile selections in tiled floor areas / Standard wall tile selections on tub & shower walls
- Level 1 Carpet throughout loft & main floor bedrooms
- Carpet grade stair construction with oak stringers up and down (stairs down unfinished). Carpet installed on stairs up.
- 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. Pre-designed custom organizer in primary bedroom walk-in closet
- Niche in ensuite shower
- Entry level backsplash in kitchen

Cabinetry - Customer selected finishes:

- Level 3 solid surface countertop selection in kitchen. Level 2 balance.
- Extra high upper kitchen cabinets with crown moulding to ceiling (up to 42")
- Integrated lighting valance in kitchen
- Selection of painted or stained finishes in a variety of doorstyles

- Provisions for over the range hood installation (appliance purchase not included)
- Garbage pull out & bank of 4 drawers in base cabinets
- 30" wide Base & upper cabinet provisions in laundry room c/w undermount stainless steel sink & Landry faucet (chrome)
- Adjustable painted shelving in walk-in pantry (white)

Plumbing - standard selections: (Upgrades available)

- "Caraquet" style bathroom faucet packages (chrome or black in ensuite, chrome balance)
- Ensuite shower provided with magnetic hand shower feature (chrome or black finish)
- Pulldown kitchen faucet with spray in choice of Chrome, Stainless or Black finish

Lighting & Electrical & Fireplace:

- Pot light package - up to 12 pot lights (predetermined locations)
- Wall mount tv provision in great room
- CAT 6 wiring throughout home (predetermined locations) c/w structured wiring box in basement
- Central vac rough-in
- Customer selected lighting throughout finished locations (basic allowance provisions)
- Motion sensor lights in loft bedroom & foyer closets
- Heat & Glo SL5 gas fireplace in great room c/w choice of wood stained or painted MDF slip over style mantle

High Performance Energy Star Package:

- 2" (2lb) underslab foam spray insulation (basement) Approx. R10 value.
- 2" (2lb) foam spray insulation on all exterior foundation walls, 2x4 fully strapped with R20 Rockwool batt insulation. Approx. R30 value.
- 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
- Energy Star tested & labeled