



PINE GLEN introduces
FLEX LIVING

GET MONTHLY INCOME
from Your Flex Living Home*

AN EXAMPLE OF HOW YOUR
FLEX HOME WORKS FOR YOU*:

\$3,400 Monthly Mortgage
– **\$1,400** Flex Home Monthly Income
= **\$2,000** NEW LOW MONTHLY PAYMENT!*



Artist's concept.

*The values shown are for example only, see Sales Representative for details.

Get Your Backyard to Help Pay Your Mortgage!*

FLEX LIVING Features & Finishes

PREMIUM EXTERIOR FEATURES

- Prova Lap Siding*
- Soaring roof pitches enhance all elevations
- Self-sealing high grade architectural shingles
- 8' ceilings
- Superior 2" x 6" exterior wall construction
- Roof sheathing is 3/8" plywood joined with H clips
- Maintenance free aluminum soffits, fascia, eavestroughs and downspouts
- Vinyl clad casement windows on all applicable elevations
- All windows are double pane Low E thermal glazing
- Screens on all operable windows
- All doors and windows and vents to be fully caulked
- Steel clad insulated front entry door(s)
- Exterior hardware to comprise of decorative black finish exterior lights and satin nickel finish grip set(s), on entry door
- Concrete slab on grade throughout

SPECTACULAR INTERIOR FINISHES

- ADU to receive vinyl flooring throughout main floor*, excluding tiled areas
- One (1) coat of primer and one(1) coat of white quality flat paint on all interior walls
- One (1) coat of primer and one (1) coat of white quality semi gloss paint on all interior doors and trim
- Textured ceiling with 4" smooth borders throughout main floors except for kitchen and bathroom ceilings which are to have smooth finish
- All closets to have wire shelves
- 2 panel interior smooth doors with Colonial 4" baseboards, 2 3/4" casing and doorstop
- Brushed nickel interior hardware

GORGEOUS KITCHEN

- Quality custom cabinetry in kitchen with laminate countertop*
- Heavy duty wiring for future stove (220v)

- Single stainless-steel ledge back sink in kitchen with single lever pullout faucet
- Rough-in for future dishwasher. Includes electrical, plumbing and cabinetry opening

LUXURIOUS BATHROOMS

- Single lever faucets with pop-up drain in bathroom
- Quality white fixtures in bathroom
- Quality custom cabinetry in bathroom, with laminate countertop*
- Scald guard temperature balance control faucets to all tubs/shower enclosures
- 13"x13" Ceramic floor tile in bathroom* **
- Bathroom to include full height ceramic wall tiles in tub/shower and shower enclosure* **
- Water saver toilets
- Mirrors in bathroom with wall mount light fixtures above sink

ELECTRICAL DETAILS

- CO2/smoke combo with strobe lights, one per sleeping area, including basement
- 100 AMP electrical service
- Ceiling outlets with builder supplied fixtures for kitchen, studio and bedroom (As per plan)
- White Decora switches and receptacles throughout.
- Door chimes at front door
- Recessed waterproof shower pot light at tub enclosure*
- Weatherproof switch controlled exterior electrical outlet for future festive lights

LOW VOLTAGE DETAILS

- Cable and telephone rough-in outlet in family room

HVAC DETAILS

- Hot water tank, owned

- Heat pump system
- Exterior vent for future dryer
- White exhaust hood fan over stove area, vented to exterior

ENERGY CONSERVING ITEMS

- R54 attic insulation
- Exterior walls insulated to R22
- Exterior window with an Energy Star Zone 3 (v5) rating
- Lighting 100% CFL/LED

TARION Warranty Corporation Coverage

- 1 year - defects in workmanship and material
- 2 years - plumbing, heating, electrical systems and building envelope
- 7 years - major structural defects

*With the following exceptions:

i) The Flex Living on Lot 16 shall receive the same exterior finishes as main dwelling and, as such, the exterior finishes refer to Schedule "A1".

ii) The Flex Living on Lot 10 is in the interior of the main dwelling and, as such, the exterior finishes refer to Schedule "A1".

Specifications subject to change without notice. Sept. 2025 E.&O.E

*From vendor standard samples

** As per plan.

FORTUNE STUDIO

480 ^{SQ}
FT



DADU01

The floor plans and elevations shown are pre-construction elevations and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. Furniture not included. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. E. & O.E.

PRIME LODGE

342 ^{SQ}
FT



DADU02

The floor plans and elevations shown are pre-construction elevations and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. Furniture not included. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. E. & O.E.