

FLEX LIVING Features & Finishes



PREMIUM EXTERIOR FEATURES

- Prova Lap Siding (as per plan)*
- Soaring roof pitches enhance all elevations
- Self-sealing high grade architectural shingles
- 8' ceilings on main floor
- 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
- Operating windows have screens
- 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

- 13"x13" Ceramic tile flooring (as per builder's samples) in bathroom (as per plan)
- Main bathroom (as per plan) to include fully tiled walls tub enclosure, where applicable
- ADU to receive vinyl flooring throughout main floor, excluding tiled areas
- Choice of one paint colour on walls, and one paint colour on trim throughout, from builder's samples
- One (1) coat of primer and one (1) coat of quality latex paint on all interior walls
- One (1) coat of primer and one (1) coat of 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 Aristocrat
- 3 1/8" baseboards and 2 1/4" casing, Colonial doorstop
- Brushed nickel interior hardware

GORGEOUS KITCHEN

- Quality custom cabinetry in kitchen with post formed Formica countertop, from builder's samples
- Quality custom cabinetry in bathroom, with post formed Formica countertop, from builder's samples
- Heavy duty wiring for stove (220v)
- Double stainless-steel ledge back sink in kitchen with single lever upgraded MOEN pullout faucet
- Dishwasher rough-in provided includes electrical and plumbing only with space for dishwasher

LUXURIOUS BATHROOMS

- Single lever MOEN faucets with pop-up drain in bathroom
- Quality white fixtures in bathroom
- Scald guard temperature balance control faucets to all tubs/shower enclosures
- Skirted alcove tub to be fully tiled, including ceilings (as per plan)
- Water saver toilets
- Mirrors in bathroom with wall mount light fixtures above vanity

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 separate tub/shower enclosures
- Weatherproof exterior electrical outlet in eaves for future festive lights

LOW VOLTAGE DETAILS

- Pre-wired for television in studio and bedroom
- Telephone rough-in to kitchen

HVAC DETAILS

- Hot water tank, owned
- Heat pump system
- Exterior vent for 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".



PINE GLEN
HOMES