

Three bedroom, two-and-a-half bath townhomes with great views. A low maintenance exterior featuring horizontal vinyl siding, with vertical vinyl gable accents, decorative rock accents, and an upgraded 35 year fiberglass heavy profile asphalt shingle roof. To create distinctive curb appeal, the roof lines have varied profiles and full 5" colour coordinated eavestroughs.

60 mil vinyl patios, full concrete driveways, sidewalks, broom finished lower patios, powder coated aluminum deck rail systems

Low E argon filled vinyl windows for energy efficiency

Large covered decks to enjoy the exceptional view

Roughed in vacuum & security available

9' ceiling in basement

Single lever taps

Custom light fixture package

Two-and-a-half bathrooms

Conveniently placed laundry rooms

MECHANICAL

High efficiency furnaces

MAIN FLOOR

This level features nine foot ceilings

LIVING ROOM

Extensive large windows to take advantage of the views

Direct access via French door to the sun deck

Executive style craftsman interior finishing

DINING ROOM

Open, light – filled dining room with views

Well suited for entertaining

KITCHEN

Stainless steel appliances

Premier custom cabinetry

Large breakfast island with seating area

Pendant lighting over island

Microwave range hood

MASTER SUITE

Large windows

Walk in closet featuring efficient storage design

BASEMENT DEVELOPMENT

Available on walk out models

GARAGE

Single car garage featuring high ceilings, overhead insulated doors

Insulated and drywalled

CONCRETE

FOOTINGS	20" wide x 6" deep, 20 MPA type 10 cement (type 50 where required)
WALLS	108" foundation walls: 8" wide, 25 MPA type 10 cement, 4-7% air entrained. NOTE: Walkout units will have stepped foundation walls with 2"x6" wood framed walkout walls
REBAR	As per engineered drawings
BASEMENT FLOOR	3.5" concrete slab, 20 MPA type 10 cement over 6ml poly vapour barrier and 6" gravel base
GARAGE FLOOR	3.5" thick, 25 MPA, 4-7% air entrained, Duramix concrete over 4" gravel base
DRIVEWAYS	3.5" thick, 30 MPA, 4-7% air entrained, Duramix concrete over 4" gravel base (Exposed aggregate)
DAMP-PROOFING	One coat sprayed on foundation up to grade level Tie holes tabbed
WEEPING TILE	As required by code. Where storm sewer is supplied, 4" perforated weeping tile with 6" gravel cover will be provided

FRAMING MATERIALS

BEAMS	Dimension lumber, #2 or better dry spruce, built up beams and/or engineered beams as required
JOISTS	Engineered floor system per manufacturer's specifications
SUB FLOOR	¾" tongue and groove O.S.B., glued, nailed and screwed
EXTERIOR WALLS	2"x6" #2 or better dry spruce at 16" O.C. (9' walls main floor; 8' walls second level)
PARTITION WALLS	2"x4" #2 or better dry spruce at 16" O.C. (9' walls main floor; 8' walls second level)
PARTY WALLS	Double 2 x 4 walls with offset studs, 1 inch air space between and sound insulation
ROOF TRUSSES	Engineered roof system per manufacturer's specifications
EXTERIOR SHEATHING	3/8" O.S.B. on walls; 7/16" O.S.B. on roof

EXTERIOR FINISH

WINDOWS	PVC windows or equivalent throughout c/w vinyl window jambs
EXTERIOR DOORS	Main entry door - architecturally designed, fiberglass insulated, 36" wide. House to garage door - 6-panel steel insulated, and 34" door with self-closer
SIDING	Pre-finished aluminum soffit, fascia, eaves trough and downspout. Combination of vertical and horizontal vinyl siding. Cultured stone feature on front of garage
STEPS/DECKS	Concrete steps to front (white steel, aluminum or vinyl railing on step and decks where code requires)
ROOFING	Fiberglass shingles with a 30-year manufacturer's warranty
PARGING	Rough texture finish on foundation wall above grade

PLUMBING

GAS SERVICE	Meter provided by Terasen and located to meet code requirements
WATER SERVICE	As per City of Vernon specifications
SANITARY SERVICE	PVC and/or ABS pipe
LAWN SERVICE	One located in garage with back-flow prevention and shut-off valve
WATER HEATER	One electric 40 U.S. gallon, (151 litre), with manufacturer's warranty
WATER LINES	Poly piping throughout
SHUT-OFF VALVES	To dishwasher and all toilets
BATHROOM FIXTURES	All fixtures to be white in colour
BATHTUBS/ SHOWERS	Kohler Model #5686-0 (1220004) Gelcoat tub/shower combo
VANITY SINKS	Emco Mainline Model # ML400W (1253693) Oval self rimming lav
TOILETS	Emco Mainline Model # ML100W/ML199W 1.28gpf round front high efficiency water closet
KITCHEN SINK	Blanco Model #401324 (1485991) 31.5 in x 20.5 in x 7 in Horizon stainless steel bowl 3 hole top mount double with Model #sk-6600 unit single handle pull out kitchen faucet
VANITY TAPS	Model # s-6612-1.5 Unity single handle faucet
LAUNDRY	Hot and cold supply lines with shut-off valves and drain

HEATING & AIR CONDITIONING

FURNACE	Goodman 96% AFUE two-stage variable speed furnace complete with Honey well pro 6000 programmable thermostat
REGISTERS	White vinyl heat and return air registers
BATH FANS/ DRYER VENT/ RANGE HOOD	Vented to outside
AIR INTAKES	Fresh air and combustion air intakes as per code
AIR CONDITIONER	Not included

INSULATION

EXTERIOR WALLS	R-22 fiberglass batt with 6ml poly vapour barrier lapped and poly pans on exterior electrical boxes, acoustical caulking at all penetrations
BASEMENT WALLS	R-20 fiberglass batt with 6ml poly vapour barrier
ATTIC	R-40 loose fill with 6ml poly vapour barrier caulked at all penetration

ELECTRICAL

ELECTRICAL SERVICE	100-amp breaker panel, located on main floor by electrical
SWITCHES AND PLUGS	Decora
SMOKE DETECTORS	As per building code
RANGE AND DRYER	220-volt receptacles
UTILITY PLUG	At electrical panel
EXTERIOR WEATHERPROOF OUTLETS	2 on GFI circuit (1 front, 1 rear)
BATHROOM PLUGS	GFI receptacle in one bathroom, standard receptacles in other baths on GFI circuit
CABLE	2 cable TV outlets c/w plate covers
PHONE	2 telephone outlets c/w plate covers
GARAGE	1 wall-mounted duplex receptacle, 1 switch light in ceiling, garage door opener plug
FIXTURES	As seen in showhome

DRYWALL

BOARD	<p>½" CD drywall to all ceilings attached with nails and screws</p> <p>½" drywall on interior walls attached with glue, nails and screws</p> <p>½" drywall on exterior walls attached with nails and screws</p> <p>½" green board to walls adjacent to tubs and showers</p> <p>5/8" fireguard on party walls</p>
TAPE	<p>Walls – 3 coats joint filler over tape</p> <p>Ceilings – 2 coats joint filler over tape</p>
SPRAYTEX	All ceilings, excluding garage and closets
GARAGE	Fire taped only

CABINETS

KITCHEN/VANITY CABINETS	Textured melamine
COUNTER TOPS	To be selected from builder's standard laminate samples; all tops to be laminate with square laminate edge

APPLIANCES

DISHWASHER	Frigidaire Dishwasher 10 sqft touch pad
FRIDGE	Frigidaire 18 cu ft T/M SS (FFHT1821QS)
RANGE	Frigidaire 30" S/C coil range (CFEF3046LS)
FAN/MICROWAVE COMBO	Samsung 1.6 cuft SS OTR 220 CFM (ME16K3000AS)

INTERIOR FINISH MATERIALS

DOORS	Heritage embossed paint grade passage and bifold doors
DOOR JAMBS	Paint grade door jambs with 4" MDF casing
WINDOW CASING	4" MDF casing
BASEBOARDS	4" MDF baseboards
HANDRAILS	Paint grade bread loaf handrails with brass brackets
STUB WALLS	Paint grade cap with 2 ¼" casing
HARDWARE	
EXTERIOR DOORS	Brushed chrome knob with deadbolts all keyed alike
INTERIOR DOORS	Brushed chrome knobs, privacy on all baths
BIFOLD DOORS	Brushed chrome knob
BATH HARDWARE	Chrome towel bars, shower rods and paper holder
SHELVING	European style wire shelving throughout
MIRRORS	Full width of vanity tops x 40" high

PAINTING

INTERIOR	<p>Choice of one standard wall colour light tint throughout</p> <p>White trim work is standard</p> <p>Walls, excluding garage, 2 coats of eggshell latex paint (1 primer/sealer and 2 finish coats)</p> <p>Woodwork – 1 coat primer and 2 coats finish</p>
EXTERIOR	<p>Doors – 2 coats semi-gloss enamel</p> <p>Wood trim – 2 coats solid stain</p>
GARAGE	No painting included

FLOORING AND TILE

CERAMIC	<p>To be selected from builder's standard ceramic samples</p> <p>One row 6" backsplash kitchen cabinets</p> <p>One row 6" ceramic backsplash at vanity tops</p>
LINO	Foyer, kitchen and bathrooms
CARPET	
LAMINATE	Optional

LANDSCAPE

Professionally landscaped as per plans
Underground irrigation system
Fencing as per architectural drawings
Street lighting as per engineered drawings