

Construction Features

- **GAF Prestige Lifetime asphalt shingles** (50 year non-prorated warranty)
- Poured concrete foundation walls with protective **Delta plastic drainage** layer
- High quality maintenance-free vinyl windows, double glazed, casement and single hung
- **Low E Argon filled double glazed windows** with warm edge spacers for high performance
- High efficiency gas furnace for superior comfort and energy efficiency
- 2" x 6" exterior wall construction with **Tyvek** house wrap, R22 insulation
- R50 insulation in ceilings, R31 insulation in sloped ceilings, R12 in Basement
- Basement exterior walls framed with 2 x 4 studs and R12 batt insulation 12" from floor to ceiling
- Engineered TJI floor joists/"Silent Floor" system
- ¾" moisture resistant premium sub-flooring screwed and glued
- Full height basement with extra-large 44" x 30" vinyl windows
- **DensShield Tile Backer** for all bath ceramic installations

Exterior Features and Finishes

- Architecturally controlled exterior designs and colour selection
- Steel front entry door colonial 6 panel in white finish with elegant **Schlage** exterior handle grip set or alternate designs where indicated by architect
- Metal insulated garden doors and side entry doors in white (where indicated on plans)
- Steel insulated **Wayne Dalton** garage doors with attractive front windows where indicated on plans (five factory finished colour selections)
- Exterior finishes in stone, **HARDIE shakes**, and '**HARDIEPLANK**' Factory Finished siding per plans or optional Board and Batten with Factory Finish Hardie panels and battens in a wide range of colour selections
- Exterior stone in **Arriscraft** manufactured stone, optional Masonal stone and optional natural ledger rock
- Exterior trim in white solid PVC for low maintenance, optional JAMES HARDIE trim in a choice of colour
- Low maintenance white aluminum soffit, fascia and eaves troughs

- Downspouts with minimum 12" extension and concrete splash pads
- All exterior doors with keyed alike deadbolt hardware
- Fully sodded lots (front and rear) with asphalt driveway
- Standard selection of foundation plantings at front with street tree
- Poured concrete walkway at front
- Concrete step to Garage and from rear garden doors to grade (pressure treated wood steps where grade change exceeds 22")
- Exterior pot light on front porch. Pot lights on rear covered patios and one pot light over garage
- **Fibreglass columns** on front porches for lasting quality
- Flexible caulking applied to all exterior doors and windows
- Rear covered patios with concrete deck on frost-free foundation where indicated on plans
- Attractive porcelain address number

Interior Design

- Four hours free consultation with our talented interior designer Eve Renton
- Assistance from our décor selection staff

Interior Features and Finishes

- Minimum 9' high ceilings with oversized windows to match
- Stunning cathedral ceilings in Great Rooms and Sunrooms (from 11' to 16' depending on model)
- Rounded drywall corners re-enforced with steel backing
- Solid pine carpet grade stairs, standard where indicated on plans
- Masonite paneled interior **Carrara** smooth doors
- **Schlage** door hardware with choice of finishes in knob or lever styles
- Quality porcelain ceramic flooring in a wide range of upscale imported tiles
- Quality 40 oz. broadloom including 9 mm under pad
- Interior painted with one prime coat and two finished coats, quality flat latex on walls and semi-gloss latex on trim in a choice of two colours. Up to two mid range colours included at no extra charge
- Interior Garage walls dry walled and primed (finish coat add \$600.00)

- Stairwell to Basement finished in drywall and painted on stair side only
- Basement upgrades include oak rail and pickets for lower six risers, carpeted stairs *Mirolin* 60" tub shower, pedestal sink and toilet in bathroom

Kitchen

- Custom designed Kitchen included with home purchase
- Quality custom designed Kitchen cabinets with crown moulding and light valance in oak, maple, painted MDF with laminate counters
- Cabinets include upper drawers on all lower cabinets, three pot and pan drawers
- Stainless steel double sink with **Moen Camerist chrome, pull out faucet**

Bath

- Bathroom vanity in Ensuite Bath with full width mirror and white *Mirolin* china sink, laminate counter
- **American Standard Cadet** Toilets, optional *Cadet 3 Flow Wise* one piece toilet
- Master Ensuite includes a luxurious six foot **American Standard Trieste** Soaker Tub and 48" *Mirolin* shower with seat and grab bar with doors in raindrop finish per plans (60" tub shower combination in Mariner and Driftwood townhomes)
- Optional ceramic showers with glass doors using **Shluter shower floor waterproofing** system for durable shower enclosures
- **Moen Chateau** single lever chrome faucets
- **Quality Moen** 24" towel bars and paper holder in each washroom
- Main Bath with *Mirolin* 48" shower or neo-angle shower per plans
- *Mirolin* raindrop sliding shower doors included with each shower
- **Marina** pedestal sink in Main Bath and in optional Basement Bath

Mechanical

- High efficiency gas furnace for superior comfort and energy efficiency
- Central air conditioning
- **Bryant** air conditioning included
- Heat Recovery Ventilation System to maintain fresh air and reduce heating expense (rental)
- Hot and cold supplied to washing machine
- Direct Vent gas water heater (rental)
- Rough-in for Bathroom in Basement
- Rough-in for central vacuum

- Two exterior hose bibs, one in Garage and one at rear elevation
- Plastic piping used throughout
- Exterior venting supplied to Kitchen – range hood or fan not included
- Optional programmable thermostat

Electrical

- 200 amp service
- Pre-wired for telephone (4) and cable (3) locations on Main floor
- Pre-wired for telephone (2) and cable (1) locations with finished Basement
- Roughed-in security system with contacts on (2) doors, (2) motion sensor locations and (1) roughed in key pad entry
- Door chime
- Pot light in all showers and in other areas where indicated on marketing plans
- Installation of fixtures supplied by Buyer. The Seller will provide a credit of \$800.00 for light fixtures from the Purchase Price at Closing

Warranty

Blythwood Homes warranty backed by Tarion Warranty Corporation includes: the home is free from defects in workmanship and materials for one (1) year and the house is free of defects in workmanship and materials on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking windows, doors and the building envelope remains free from water penetration for two (2) years.

The home is warranted against major structural defects for seven (7) years.

The home is subject to the terms of the Purchase and Sale Agreement. All plans and specifications are subject to change from time to time without notice at the sole discretion of the Vendor. The Vendor reserves the right to substitute materials of equal or better value. The vendor reserves the right to change the foregoing specifications without notice. E. & O. E.

