

## TIMELESS EXTERIOR FINISHES

- Classic fiber cement board siding
- Stylish roof shingles and trims
- Designer modern doors and vinyl window frames
- Modern metal guardrails and gutters
- Flat panel steel garage doors
- High quality aluminum vent grilles and privacy screens
- Outdoor natural gas BBQ connection
- Rear patio spaces and fenced yards (plan specific)

## ENTICING INTERIORS

- Unique custom plans featuring professionally designed interiors with modern aesthetics
- Open main floor living areas with gracious 9' ceilings (excluding areas with dropped ceilings)
- Beautiful wide plank laminate flooring on main floor
- Staircases and upper floor wide plank laminate flooring (upgrade option)
- 2" blinds offering optimum light and privacy control
- Premium Samsung energy efficient separate washer and dryer
- Tankless (gas) hot water heater
- Smooth painted ceilings on main floor
- Picture framed style casing and header around all doors
- Forced air natural gas furnace with air conditioning unit rough-in
- Year-round comfort with central air conditioning (upgrade option)
- Two designer-selected interior colour palettes to choose from (light or dark scheme)
- EV ready

## SOPHISTICATED KITCHENS

- Premium Samsung appliance package:
  - 23 cu. ft. counter-depth French door refrigerator
  - 30" 5 burner slide-in range with Air-Fry
  - Sleek dishwasher with Stormwash
  - 30" undercabinet hood fan
  - Integrated microwave with trim kit
- Solid TCE Gardenia quartz countertops
- Premium custom sleek modern two-tone cabinetry with woodgrain laminate and smooth matte paint finish
- Modern black kitchen handles
- Wine cooler (upgrade option)
- Recessed undercabinet puck lights
- Soft-close cabinets and drawers
- Three matte black modern farmhouse-style pendants over kitchen islands
- Corner organizer (upgrade option)

## LUXURIOUS LIVING + DINING ROOMS

- Electric fireplace for A & A1 plans (upgrade option for select plans)
- State-of-the-art custom designed butler's pantry (upgrade option for select plans)
- Sleek TV wall-unit (upgrade option for select plans)
- Rough-in for chandelier in dining rooms

## SPA-LIKE BATHROOMS

- Undermount sinks with matte black Kohler plumbing fixtures
- Solid Onyx White quartz countertops
- Ceramic tile flooring (light or dark scheme)
- Premium cabinetry allows ample drawer space and storage
- Elegant tiled shower and tub surrounds
- Deluxe frameless shower enclosures
- Built-in shower niches in ensuite (plan specific)
- Under-vanity lighting in ensuite and powder rooms beautifully accents the bathrooms
- Framed mirrors

## ARTFULLY FINISHED AMENITY

- Professionally landscaped common park in the centre of the project with kids playground and ample visitors parking

## UNRIVALLED ROOFTOPS (for C plans only)

- 18"x18" pavers
- Rough-in for BBQ grills: All decks and rooftops will have gas supply roughed in
- Rough-in for hot tubs:
  - Mechanical: Standard residential hose bib with water line roughed in
  - Electrical: 50Amp
  - 2 phase rough-in (GF) Ground Fault
  - Structural: 100psf for hot tub loading

# FEATURES & FINISHES