



ALL THE CONVENIENCES FOR TODAY'S LIFESTYLE



SMART THERMOSTAT

Keep you comfortable year-round while keeping energy costs down



LED LIGHTING

An energy-saving alternative to traditional incandescent bulbs.



AC + HUMIDIFIER

Heat Recovery Ventilators (HRV) - alternate to AC+humidifier. Deliver clean, fresh air year-round and energy efficiency

* Fresh home air exchanger (HRV)

FEATURES & FINISHES

APPEALING ARCHITECTURE

- Harmonious colours, styles, materials and elevations
- Superb streetscapes with curb appeal
- Designer-selected exterior light fixtures adjacent to all doors
- Striking steel roll up garage doors
- Large Energy Star Low E argon gas-filled windows
- Paved driveway and sodded lawn

ELEGANT INTERIOR DESIGN

- Soaring 9' ceilings on main floor, 8' ceilings on upper floor
- Smooth ceilings in kitchen, breakfast areas, laundry room and bathrooms.
- Natural varnished oak staircase with oak handrail and wood pickets
- Brushed nickel lever hardware throughout
- Choice of interior paint colour on walls, trim and doors
- Sunken or raised foyer, mudroom, laundry room, garage entrance landing as per plan
- Thoughtful storage with well-appointed linen closets, pantries and mud room closets
- Ceiling fixtures in all bedrooms, hallways, side halls, foyer, kitchen, breakfast room, living and dining rooms, den, study, great room, office, loft, library and family room, media room and mud room.
- White Decora light switches throughout
- Fully drywalled garage with insulated garage to house access door

GOURMET KITCHENS

- Choice of gleaming Quartz or Granite countertops
- Convenient undermount double stainless steel sinks
- Chrome faucet with integrated pull out
- Design cabinetry with extended uppers
- Stainless steel hood fan over stove
- Rough-in for dishwasher

QUALITY FLOORING

- Durable laminate flooring on lower and main floors
- High density 40 oz. broadloom in bedrooms
- Wide assortment of ceramic tile flooring to choose from

REJUVENATING BATHROOMS

- Chrome-framed fully-enclosed glass shower in principal ensuite
- Laminate countertops
- Stylish ceramic tiles
- Designer vanities with mirrors
- Low flow showerheads and faucets to conserve water
- Pedestal sink and mirror in powder room

ENERGY EFFICIENT & AND WATER CONSERVATION FEATURES

- Energy Star-labelled vinyl thermopane casement low E argon gas-filled windows
- Energy efficient air space heating and domestic hot water system
- High efficiency Heat Recovery Ventilator (HRV)
- Low flow shower heads and faucet aerators
- LED lighting
- Single switch operating all basement lighting
- Convenient ceiling receptacle in garage for future garage door opener installation

SMART HOME FEATURES

- Smart thermostat
- LED lighting
- High efficiency HRV, heating and hot water system