

THE FEATURES



FIRST IMPRESSIONS:

- Timeless Craftsman style architecture inspired by the natural, park-like surroundings
- Attractive exterior color combinations featuring durable vinyl siding
- Maintenance-free asphalt “shake style” shingle roofing with 30 year product warranty
- Two conveniently located frost-free hose bibs
- Private outdoor entertaining space complete with a gas BBQ connection and brushed concrete patio
- Professional front and rear yard landscaping
- Handcrafted cedar fencing enclosing the rear yard with access gate
- Exposed aggregate concrete driveway and low maintenance crushed gravel side yards
- Convenient separate door entry to basement
- Electrical outlet thoughtfully placed in roof soffit for easy installation of seasonal lighting
- Extensive use of warm, natural materials including cedar details, cultured stone and distinctive architectural accents

STEP INSIDE:

- Spacious open concept living with over-height 9’ ceilings throughout the main and second floor
- Two thoughtfully designed, distinctive floor plans that maximize every square inch of space
- Luxurious master suite including a vaulted ceiling, generous walk-in closet and spa-inspired ensuite
- Your choice of two sophisticated interior color palettes
- Extensive use of millwork including baseboards, casing and crown molding
- Beautiful interior detailing using arches, vaults and coffered ceilings (varies per plan)
- Handsome engineered hardwood floors installed throughout main floor (except den)
- High end tile floors in all bathrooms and laundry/mud room areas
- Superior quality, wall to wall carpet boasting guaranteed stain resistance and long term durability
- Glued and screwed subfloors to ensure minimal squeaks, now and in the future
- Paneled interior doors with stylish polished chrome hardware
- Well planned storage solutions with spacious closets and convenient shelving systems
- Expansive use of energy efficient LowE windows that allow plenty of natural sunlight
- Stylish gas fireplace with custom designed surround finished with handset tile
- Dramatic staircase finished with handcrafted, stained wood details and decorative iron spindles
- Roughed in central vacuum system and kitchen sweep
- Conveniently located telephone, cable and data jacks featuring internet capable Cat5E wiring
- Great room roughed in for 5.1 surround sound system
- Plenty of affordable upgrade packages available for personal customization
- Bright finished basement with full size bedroom, 4 piece bathroom and large recreation room pre-wired for 5.1 surround sound
- State of the art heating system with Lennox 90% efficiency natural gas furnace and 65 gallon electric hot water tank

STYLISH BATHROOMS:

- Designer fixtures including water-conserving toilets, contemporary basins and polished chrome faucets
- Powder room conveniently located on main floor with handset tile flooring and stylish vessel sink
- Handcrafted wood cabinetry with custom detailing, ample storage and stainless steel pulls
- Natural stone countertops beautifully coordinated with designer selected tile flooring and surrounds
- Expansive master ensuite featuring dual under-mount sinks, separate walk-in shower and luxurious soaker tub

INSPIRING KITCHENS:

- Thoughtfully planned shaker style wood cabinetry accented with crown molding and elegant stainless steel pulls
- Generous centre island with integrated eating bar (plan dependant)
- Handset imported tile backsplash complimented with solid, natural granite countertops
- Stainless steel, double compartment sink paired with a modern pull-out spray faucet in polished chrome
- High end, energy efficient, Kitchen Aid stainless steel appliances

SAFETY FIRST:

- Fully secured garage including an 8’ high, steel, insulated door with quiet automatic opener and two access remotes
- Hard-wired carbon monoxide and smoke detectors interconnected for added security
- Pre-wired in-home security with three keypads and two motion sensors
- Thoughtful lighting plan including strategically placed exterior fixtures and ample lighting throughout the interior accented with stylish fixtures
- Comprehensive third party warranty insurance including coverage for up to 10 years backed by industry leader National Home Warranty Group

