

# Standout Features



## Solid Construction

- BC building code
- residential 5/12 roof
- 50 yr. Pro-rate vinyl exterior
- painted two step fascia - gables & dormers only
- architectural shingle roof (30 yr. warranty)
- full coverage single underlay
- 18" fixed perimeter vented eaves
- textured drywall ceiling
- primed and painted drywall throughout
- 8' flat ceilings throughout
- white upgrade trim
- 2" x 6" exterior walls @ 16" o.c.
- 2" x 4" interior walls
- 5/8 T.G. floor decking throughout
- engineered floor trusses @ 19.2" o.c.
- 36" decorative insulated entry doors, front & rear w/dead bolt & peephole
- exterior lights at exterior entrances (except porches)
- pot lights at covered porches
- maintenance free double glazed vinyl windows
- c/w low e/argon gas windows
- exterior gfi electrical outlet
- exterior frost free tap
- insulation meets or exceeds regional codes

## Tasteful Interiors

- carpet in living room, formal dining room, hall and all bedrooms, including closets
- linoleum in remaining areas
- decor switches and receptacles
- Santa Fe interior passage doors
- utility room passage door
- single lever door handles throughout

## Bright, Beautiful Kitchens

- deluxe tile backsplash
- laminate counter tops with hardwood edge
- double stainless steel kitchen sink
- doweled, full modular cabinetry w/crown moulding
- island installed (most models)
- built-in soap tray
- pot and pan drawers (most models)
- upgraded single lever faucet w/spray

## Spacious Baths

- deluxe tile backsplash
- obscure bath windows in most models
- one piece fiberglass tub and shower unit in main bath
- garden tub with shower on corner tub with separate shower stall in ensuite (most models)
- single lever faucet on tub/shower units

## Services

- 100 amp electrical panel
- wired, plumbed and vented for washer and dryer
- primary exhaust fan on dehumidistat
- dedicated receptacle in 'freezer area' where applicable
- utility overhead cabinets
- smoke detector(s)
- 2 communication outlets - kitchen & master bedroom
- 90% high efficiency gas furnace

