



Features

Attached Garages

Private Yards

Perimeter Site Fencing

Landscaped Green Spaces

Ample Onsite Parking for Residence and Visitors

CONSTRUCTION

Concrete Full-Sized Basements on Piles for Bungalows.

Concrete Grade Beam on Piles and Suspended Wood Floor for Townhomes.

2 x 6 exterior walls on 24" centers with R22 batt for Bungalows.

2 x 6 exterior walls on 16" centers with R24 batt for Townhomes.

Double Wall Assembly with Insulation for Demising Walls between Units for added Sound Insulation (STC 65 / 30% higher than code requirements) and Fire Safety.

Frost Walls in Bungalow Basements complete with Insulation and Vapor Barrier

Plumbing Rough-In in Basements for Future Washroom or upgraded Basement Finish Package.

EXTERIOR FINISHES

Brick Wainscoting on Garage Façades

Brick Wainscoting on Townhomes Façades along Allard

Acrylic Stucco with Cementous Base Coat

Hardiboard (or equiv.) Lap Siding and Board/Batton Accent Details on Bungalow Dormers and Townhome Façades.

Triple Pane PVC Windows.

Triple Pane Acrylic Skylights in Bungalows.

Life Time Asphalt Shingles.

Prefinished Metal Fascia, Soffit and Rainwear.

Pressure Treated Cedar Tone Decks, Verandas and Exterior Landings.

Insulated Garage Doors with Windows Inserts where applicable.



MECHANICAL / ELECTRICAL SYSTEMS

200 Amp Panel

Car Charger Option

Individually Metered Electrical Services

Interconnected Fire and Smoke Alarm System

Individual Forced Air Electric Heating and Air Conditioning with Heat Recovery Ventilators (HRV)

Exterior Vented OTR Range Hoods and Clothes Dryer

Individual 60 Gallon Hot Water Tanks

2 hose bibs per unit

Low-Flow Fixtures

Full Size Side by Side Washer & Dryer (main floor in Bungalows & 2nd floor in Townhomes).

INTERIOR FINISHES

9 foot (+/-) High Main Floor Ceilings

Berkley 7 Panel Contemporary Interior Doors

3" x 5/8" MDF Door and Window Casings

Halifax Brushed Aluminum Lever Handles

4 1/4" Prefinished Tarkett Reveal White Baseboards

Roller Blinds in Bedrooms

Paint – primer + 2 finish coats

FLOORING

Luxury 5mm Loose Lay Plank Style LVT

Carpet Option for Bedrooms

Ceratec Dante 2.0 Bathroom Floor LVT

Carpeted Stairs

KITCHENS

Designer Kitchens with Contemporary Flat Panels or Shaker Style Cabinets

Island or Peninsula Bar Tops

Quartz Solid Surface Countertops

Undermount Sinks

2" x 12" Subway Tile Full Height Backsplashes

Whirlpool Stainless Steel Appliance Package including 22 cu' French Door Fridge with Bottom Freezer Drawer, Self-Cleaning Oven, OTR Microwave Range Hood & Quiet Dishwasher

Kohler Taps

Pantries



BATHROOMS

Designer Vanities and Linen Closets where applicable

Quartz Solid Surface Countertops with 4" backsplash

Undermount Sink

Hytech Acrylic Tubs with Surround in Main Bathroom

Hytech Gelcoat One Piece Showers in Ensuites with Built-in Seat

Kohler Tap Sets for Sink and Shower

LIGHTING & SPECIALTY WIRING

Energy Efficient LED Pot Lights throughout Kitchen, Living Dining

Designer Selected Pendant Lights over BarTops

Decora Switches and Plugs

Pre-Wired for Cable & Internet

Doorbell Transformer compatible with Smart Home Systems