

MASTERPIECE KITCHEN SPECIAL

Built to the Residential CSA, A-277 standards

CONSTRUCTION STANDARDS

4/12 roof pitch - fixed
Residential, maintenance free vinyl siding
Lifetime Warranty* shingles w/full underlayment
Triple M rigid exterior wall system
Engineered wood web truss floor system
Exterior wall sheathing (glued & fastened)
Colored metal soffit & fascia
Frost free tap
8' walls with 6 mil vapor barrier
Ceiling Insulation: R-60
Floor Insulation: R-40 (self-contained only)
Wall Insulation: R-22
2 x 6 exterior walls / 2 x 4 interior walls
½" splattered gyproc ceilings
Finished drywall throughout (primed & 2 coats of paint)
Vaulted ceilings in living room, dining room, kitchen and family room (plan specific)
23/32" floor sheathing (glued & fastened)
Carpet with upgrade underlay in living room, hallway, family room, bedrooms & stairs to upper floor (where applicable)
Foam-back linoleum (fully glued & rolled) in balance of home
Stairs to ceiling of first floor – Plan Specific
6mm underlay under linoleum
100 amp electrical service panel
1 ½" conduit from draw side of panel through floor
Arc fault breakers
Carbon monoxide/Smoke detectors
Recessed dryer vent installed (plan specific)
Plumbed for washer, wired for dryer
Convertible gas furnace w/electronic ignition (contained only) (N/A Metro)
40 US gallon natural gas HWT (contained only)
Note: HWT and furnace to be supplied and installed by others in basement models (N/A Metro)
Heat ducts and plumbing installed in floor system
Roughed in fresh air returns w/grills (bsmt only)
Painted colonial casing (windows & doors)
White Clermont interior doors with residential jambs
32" interior utility room door
36" front and 32" rear exterior doors w/ screen doors
Main water shut-off inside home
Exterior GFI Receptacle at all exterior doors
Standard Carriage Light at all exterior doors
Braided water lines at sinks & toilets

DISTINCTIVE STANDARD FEATURES

Low E PVC windows & sills complete w/ screens
16" perimeter eave with venting
Building wrap on exterior
Cordless cellular blinds throughout
Decora switches
River Dinette Light in Dining Room
LED lighting throughout
Continuous rod shelving in closet

MODERN CRAFTED KITCHENS

Laminate counter tops with self-edge
Tip-out tray at kitchen sink
Modular cabinets with adjustable shelving
PVC cabinet doors throughout
Opening for dishwasher (plumbed & wired)
Single lever faucet with spray
Tight weave pantry shelving

CONTEMPORARY BATHS

1-Piece smooth back tub/shower combination in main bath & ensuite
De-humidistat on main bath fan, all other fans on separate switch
Laminate countertops with self-edge

OPTIONAL FEATURES

- Upgrade interior doors
- White Silk glass pantry door
- Garden doors
- Upgrade goose neck faucet
- Insulated storm doors
- 200 Amp electrical service
- A/C ready
- Upgrade lighting options
- 4" MDF cove mould at ceiling

Extra's Included in Base Price (ps = plan specific)

*SS French Door Fridge w/ Water	*Ceramic Cooktop w/ Pyramid Range Hood (ps)
*SS Slide-In Range (ps)	*Shower Stall in Ensuite (ps)
*SS Eye-Level Oven (ps)	*46x60 Transom Windows on Front & Curbside (new design)
*SS Built-In Microwave	*Built-In Bench at Front Entry (new design – ps)
*Island (ps)	
*Full Tile Backsplash w/ Decor Insert	
*Custom Cabinet Design	
*New profile crown molding	