

2022 KITCHEN SPECIAL STANDARD FEATURES

ALL HOMES ARE BUILT TO CSA A277 STANDARDS

CONSTRUCTION STANDARDS

4/12 Roof Pitch
Residential, Maintenance Free Vinyl Siding
Lifetime Warranty Shingles With Full Underlayment
16', 18', And 20' Wide: Tubular Steel Frame With Hitch
16' Wide Floor Joists 2 X 10 24" O.C.
18' And 20' Wide Floor Joists 2 X 10 16" O.C.
22' And 24' Wide Engineered Wood Web Floor Truss
Exterior Wall Sheathing [Glued And Fastened]
Colored Metal Soffit & Fascia
Proprietary Rigid Exterior Wall System
Frost Free Exterior Tap
Dedicated Receptacle For Heat Tape At Kitchen Sink
23/32" Floor Sheathing [Glued And Fastened]
8' Walls With 6 Mil Vapor Barrier
2" X 6" Exterior Walls
2" X 4" Interior Walls
Tyvek Exterior Wrap
Insulation: Ceiling R60 Flat/R32 Cathedral, Floor R40, Walls R22
1/2" Stippled Gyproc Ceilings
*Vaulted Ceiling - Living Room, Dining Room, Kitchen
And Family Room
Carpet With Upgrade Underlay In Living Room, Family
Room And Master Bedroom
Foam-Back Linoleum [Fully Glued And Rolled]
Convertible Gas Furnace With Electronic Ignition
Coil Cavity Under Furnace
40 US Gallon Electric Hot Water Tank
Plumbed For Washer, Wired For Dryer
100 AMP Electric Service Panel
1 1/2" Conduit From Draw Side Of Panel Through Floor
Arc Fault Breakers
36" Front And 32" Rear Exterior Doors With Screen Doors
White Carrara Interior Doors
32" Utility Room Door
Standard Carriage Lighting At All Exterior Doors
Exterior GFI Receptacle At All Exterior Doors
Main Water Shut Off Inside Home At Kitchen Sink
Braided Water Lines At Sinks And Toilets
Carbon Monoxide/Smoke Detectors
Dryer Vent Installed

CONTEMPORARY BATHS

De-Humidistat On Main Bathroom Fan, All Other
Fans On Separate Switch
*1 Piece Smooth Back Tub/Shower Or Tub And
Shower Combination In Main Bathroom And Ensuite

DISTINCTIVE STANDARD FEATURES

Low E Argon Windows And Sills Complete With Screens
12" Side Eave With Venting
Decorative Accent Board Around Windows
[Front And Curbside]
Pre-Finished Vinyl Covered Drywall Throughout
Nail Holes In Trim Filled
Straight Roof Line
Cordless Cellular Blinds Throughout
Décora Switches
River Dinette Light In Dining Room
LED Lighting Throughout
Continuous Rod Shelving In Closets

MODERN CRAFTED KITCHENS

Modular Cabinets With Adjustable Shelving
(2) Adjustable Track Lighting
Spacious Pantry In Kitchen [Where Applicable]
PVC Cabinet Doors Throughout
Laminate Countertops With Self Edge
Tight Weave Pantry Shelving
Single Lever Faucet With Sprayer

OPTIONAL FEATURES

Garden Doors
16" Overhang At Rear
Insulated Storm Doors
Black Windows
A/C Ready
Upgrade Lighting Options
3" PVC Cove Moulding At Ceiling

EXTRAS INCLUDED IN BASE PRICE

*Stainless Steel French Fridge With Water
*Stainless Steel Slide In Range
*Stainless Steel Eye Level Oven
Stainless Steel Built In Microwave
Stainless Steel Tall Tub Dishwasher
*Custom Island
*Electric Cooktop With Pyramid Hood
Full Tile Backsplash With Décor Insert
*Soft Close Pot And Pan Drawer
*Shower In Ensuite
46 X 60 Transom Windows On Front And Curbside
*Built-In Bench At Front Entry
*Cabinet Crown Moulding

* = Plan Specific

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Additional features and options are available. Please ask your Housing Consultant. All of our Kitchen Special series home feature a 20 year structural warranty. In a continued effort to meet challenges of product improvement, we reserve the right to modify plans, specifications and features without prior notice.