



# Features & Standard specifications

## 244 Crestview Road

### **Energy and Environmental Features**

- R-2000\* and NetZero Ready certifications
- Smart framing – increases insulation
- Open web floor joist – reduces bulkheads
- Insulation levels above current building code
- Airtightness at least 50% better than ENERGY STAR® requirements (0.52 ACH)
- Impermeable footing membrane (part of mold free basement)
- High efficiency heating, cooling & hot water
- High efficiency energy recovery ventilator (ERV) – fully ducted to all bathrooms
- High efficiency windows and exterior doors – with customized glazing to suit solar orientation
- Shower drain heat recovery pipe
- LED fixtures
- Two 220-volt electrical rough-in garage for car charger
- Solar ready piping (from mechanical room to attic)
- Radon ready piping
- Low flow plumbing fixtures & dual flush toilets
- Low VOC paints and finishes

### **Interior Finishes**

- 9ft-high ceiling on main level
- Tiled entries, laundry room, mudrooms and bathrooms
- Natural finish wood floors 5” engineered white oak
- White oak stair treads from basement to second with painted stringer
- Modern white oak railing and glass guards
- Smooth finish ceiling throughout
- 3-½” baseboard and 2-½” casing (painted)
- Painted slab doors or 1 panel door with satin nickel hardware (lever)
- Melamine closet/shelving, custom walk-in closet
- Basement drywall prime painted
- Basement concrete sealed
- 3-sided fire place

### **Kitchen**

- Professionally designed custom kitchen: extended upper cabinets, pot drawers, microwave cabinet in island, 24” deep upper cabinet above the fridge
- Stainless steel double compartment sink with single handle pullout faucet (touch activated)
- 1-¼” Cambria countertop with eased (square) edge
- Ceramic tile backsplash
- Professional rated appliance package: include 36” gas stove plus wall oven and side by side 48” built-in fridge, dishwasher, and microwave. Washer and dryer in second floor laundry.

## **Plumbing & Bath**

- Pressure balance mixing valves in showers
- Full width mirrors in all bathrooms
- Dual flush toilets & wall hung in visitor's bathroom
- Single lever faucets in all bathrooms
- 6' soaker tub in ensuite
- Standard tub in main bathroom
- Tempered glass shower enclosure – sliding or pivot doors
- Custom-crafted cabinets in main and ensuite bathroom
- Vanico vanity in visitor's bathroom
- Under-mount vanity basin with ¾" stone top
- 3 exterior hose bibs (one in garage)
- Garage hose bib - hot & cold
- Brushed or polished chrome metal accessories: towel bar/towel ring and toilet tissue dispenser
- Laundry sink with hot and cold water faucets
- Pet bath area in basement

## **Electrical**

- 200-amp electrical service with 48-circuit breaker panels with split emergency back up panel
- Pot lights, shower pot lights, exterior pot lights & exterior wall sconces
- White Decora® style plugs and switches, screwless covers
- Electronic front door chime
- Rough-in for alarm system
- Rough-in for central vacuum
- Smart home wiring, rough-in for telephone, data and cable, audio and video (all principal rooms)
- Designer light fixtures
- Ceiling light in all bedrooms, master bedroom light outlet capped
- Interconnected smoke detectors and carbon monoxide sensors (as per Ontario Building Code)
- Electric garage door opener with 2 remotes Wi-Fi remote access
- Two 220-volt/40-amp electrical prewire in garage for car charger

## **Heating Ventilation and Air Conditioning**

- Mitsubishi heat pump for primary heating & cooling
- ENERGY STAR® or high efficiency heating and cooling systems
- High efficiency ERV – fully ducted with smart control (SRE of 84% at 0°C)
- Boiler to provide domestic hot water, domestic heating and basement radiant heating. (sized to add future pool heating)
- Smart hot water circulator pump
- Shower drain heat recovery pipe
- Programmable thermostat
- 3-sided fireplace in living room and electric fireplace in master bedroom
- Meticulously sealed ductwork to prevent air leakage
- Exterior gas connection for BBQ and fire pit

## **Maintenance-Free Exterior Features**

- Modern exterior colour package designed by Christopher Simmonds Architect
- Exterior combination of materials of clay bricks, stone, stucco or metal siding accented
- Long Board porch soffit
- Colour-coordinated aluminium clad windows and painted exterior doors
- Mahogany main entrance door Baldwin satin nickel grip set and dead-bolt
- Keyless entry by smart phone
- Colour aluminum fascia & soffit
- 40-year warranty architectural asphalt shingles
- Insulated metal garage door
- Fully insulated and drywalled garage
- Stainless steel mailbox & house numbers with LED light
- Illuminated house number
- Landscaping – includes interlock driveway, sod, interlock walkway to front door, interlock rear patio or cedar deck as per architect's plan
- 6ft-high cedar fence along rear property line and between home from the back wall to rear property line
- Precast block window wells

## **Smart Home Wiring**

The entire home is pre-wired for future home automation. This includes lights, window coverings, heat & cooling, audio, video, entry and garage door openers.

## **Interior Design Service**

Our package includes interior design services from a professional designer.

### **The following options are available:**

1. Upgraded landscaping (beyond builder's package)
2. Swimming pool
3. Hot tub
4. Car lifts in garage for storage on an additional car
5. Finished basement
6. Home theater
7. Smart home technology
8. Gas fire pit in rear yard
9. Wine cellar