



## Lake Country Villas

### Specifications

Oct 8<sup>th</sup>, 2021\*

#### **FOUNDATION**

- Foundation – 8" Concrete foundation
- 4" basement slabs, 25 mPa concrete
- 4" garage slab, 10 mm rebar grid, 32 mPa concrete on 6" compacted granular fill

#### **FRAMING**

Exterior Walls Including Garage Walls:

- Framed with 2x6 @ 16" O/C and 24" O/C
- ½" Plywood
- batt insulation and 6 mil poly

Interior Walls:

- Framed with 2x4 @ 16" O/C and 2x6 @16" O/C

Floor:

- Engineered floor system with I-joists and engineered beams
- ¾" T&G fir plywood sub-floor glued and screwed
- Ditra floor system in tiled areas

Roof:

- Engineered roof trusses
- 5/8 T&G
- Batt insulation
- Torch on roofing membrane or similar

#### **HEATING AND GAS**

- High Efficiency Zoned Heating and Cooling – 2 zoned
- Central Air Conditioning



- Programmable thermostat - Wireless controlled Ca x 2
- Quiet bath fans
- HRV
- Range and dryer venting
- Gas range outlet
- Gas BBQ outlet with quick disconnect

### **PLUMBING**

- Navian tankless hot water with re-circ lines
- Standard Plumbing Fixtures (Contemporary Style)
- 1 exterior hose bibs and 1 exterior Hot/Cold
- 1 irrigation line

### **ELECTRICAL**

- 200 amp service
- 40/80 circuit panel
- Décor switches and plugs, Lighting control upgrade options available
- Pot-lights (layout to be determined)
- Wired Front door Video door
- Audio Speakers rough in for Kitchen/Great room area only
- Stair lighting x 4 lights
- Rough in Hot tub

### **EXTERIOR FINISH**

- Acrylic Stucco with faux wood siding accents
- Aluminum soffits/ with wood soffit accents in the front entry/upper and lower patio's
- Aluminum and Glass Overhead door with opener and remote – Wi-Fi Capabilities
- Exterior 10mm Glass and Aluminum railing fascia mounted
- Colored concrete rear patio
- Colored concrete driveway and sidewalk to front entrance
- Glass & aluminum clad front door
- Garage wi-fi opener
- Keyless entry option for front door
- Windows Black metal clad, double glazed

### **INTERIOR FINISH**

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The developer reserves the right to make changes to drawings, plans, specifications, and prices without notice. E&OE.



### **Drywall:**

- ½" drywall throughout, 5/8 type X on the demising walls
- Square bead vertical corners
- Lightly textured ceilings

### **Finishing & Interior Doors:**

- 5 ¼" MDF baseboards
- 3 ¼" MDF casings
- 3 pc trim on doors
- Drywall window returns or similar
- Standard interior doors (contemporary style)
- Interior Railings
- Custom fit mirrors for all vanities
- En suite Shower 10 mil Glass surround
- Melamine Closet shelving

### **Cabinets and Countertops:**

- Flat panel Cabinet doors throughout
- Quartz countertops (kitchen, washrooms, and laundry)
- Tile backsplash in the kitchen, quartz splash (4") in the bathrooms

### **Appliances/Vacuum/Alarm/Fireplace/Window Coverings**

- Alarm roughed in only
- Panel ready (Fridge, dishwasher). 30" gas range, hood fan, microwave with trim kit, washer and dryer.
- 50" linear electric fireplace
  - Option 1 Ship Lap Panel for fireplace wall
  - Option 2 Millwork with reveals
- Built in Vacuum
- Standard roller shades



**Paint:**

- Primer plus 2 coats paint on all walls, trim and doors
- 1 color for walls, 1 for trim

**Flooring:**

- Hardwood flooring in the living, dining, kitchen, den, foyer, primary bedroom, powder room, walk-in closet and hall
- Tile in laundry and Primary Ensuite
- Heated floor in the Primary Ensuite
- Carpet in all lower-level bedrooms and the stairs
- Vinyl Tile in basement (except bedrooms)

**Landscaping**

- Timed irrigation
- Zero scape shrub/tree areas both front and back
- Retaining walls as needed

\*Valid as of this date. Please verify all standard finishes prior to signing an offer to purchase. Subject to change without notice.