



Lake Country Villas

Specifications

September 18 2023

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
- TPO Membrane Roofing



HEATING AND GAS

- High Efficiency Zoned Heating and Cooling – 2 zones
- Central Air Conditioning
- Programmable thermostat - Wireless controlled with downloaded app x2
- 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) - spec sheets to follow
- 1 exterior hose bibs and 1 exterior Hot/Cold

ELECTRICAL

- 200 amp service
- Under Cabinet Lighting in kitchen and under-cabinet lighting in Ensuite, Powder room (walk out units) and main Washroom (walk up units). Not in the basement.
- 40/80 circuit panel
- Décor switches and plugs,
- Pot-lights (layout to be determined)
- Wired Front bell/camera
- Stair lighting x 4 lights
- Rough in Hot tub
- Front exterior lights with wireless control (Caseta)



EXTERIOR FINISH

- Acrylic Stucco with faux wood siding accents
- Aluminum soffits/ with faux wood soffit accents in the front entry and upper sundeck
- Aluminum and Glass Overhead door with opener and remote – Wi-Fi Capabilities with downloaded app
- 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
- Nest Hello Chime Doorbell
- Windows framed black, double glazed with screens

INTERIOR FINISH

Drywall:

- ½" drywall throughout, 2 layers on 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)
- Horizontal Interior Railings/powder coated black
- Custom fit mirrors for all vanities
- Ensuite 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
- 50" linear electric fireplace
 - Ship Lap Panel for fireplace wall
- Built in Vacuum
- Standard roller shades on some windows (black out in all bedrooms only)

Appliances:

- Fisher and Paykel 36 French Door Panel Ready Fridge
- Fisher and Paykel 36" Gas Range
- Fisher and Paykel 24 Panel Ready Dishwasher
- Fisher and Paykel 36 insert hood liner
- Panasonic built in microwave with trim kit
- LG 5.2 cu ft front load washer – graphite steel colour
- LG electric steam dryer – graphite steel colour

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
- Heated floor with tile in the Primary Ensuite
- Carpet in all lower-level bedrooms and the stairs
- Vinyl Tile in basement (except bedrooms)

Landscaping

- Fully Landscaped

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