

Property Specifications

Specialty Structure / Specialty Design

- Steel Chassis – CSA Approved Axles, Removable Hitch
- Personalized - Engineered Floor Plan – CSA Approved
- Architectural Control - Front and Rear Elevations
- 2X6 Side Walls – as per plan
- 9' Walls Through-out – Front to Back
- Engineered Truss - Vaulted / Cathedral Ceilings Through-out
- 2X8 Floor Joist
- 2X8 Fascia on Specialty Double Roof Line
- Tapered Front Eave, Representing a Prow Front
- 12" Rear Only Eave – Tapered Front Eave
- 3/8" Roof Sheathing
- 7/16" Wall Sheathing
- Uplift / Hurricane Straps Holding Walls to Floor Joist
- Truss Saddles – Holding Truss to Wall System
- 1.5" Side Eave Overhang to Allow Side Venting
- 3/4" Tongue and Groove - Floor Decking Glued and Nailed
- Metal Underbelly – Front to Back – Rodent Proofing

Insulation / Efficiencies:

- R19 Wall Insulation
- R33 Ceiling Insulation
- R28 Floor Insulation
- Interior Vapor Barrier
- Exterior House Wrap
- Exterior Window Seal Around Nail-fin
- Roof decking covered in Ice Guard
- 5/8" Dry walled Interior Ceilings – Splatter Finish
- 1/2" Dry walled Interior Walls – You Choose Finish
- Venting Caps along Roof Ridge

Exterior Décor:

- Cement Fiber Siding – Hardy Board Warranty (Cemplank)
- Smart Trim Batons Around all Windows – per plan
- Metal Roof – Large Color Selection

Interior Décor:

- Interior Vinyl Covered Drywall Selection
- Matching Baseboards, Cove Moldings and Chair Rails –per plan
- Solid Surface Counter Tops through-out
- Full Backsplash from Counter to Bottom of Upper Cabinets
- White, Embossed Residential Interior Doors and Casing
- White Plugs and Switches – Large Tab (Decora)
- Towel and Tissue Holders – SATIN or OIL RUBBED BRONZE
- Full Width Mirrored Closet Doors –with Drawers Below - per plan
- Wood Valence – Specialty Build over Front Living Room Bay only
- 2" Wood Blind's on all Windows, Excluding Transoms and Trapezoids

Flooring

- 18" X 18" Ceramic Bathroom Floor Tile
- Engineered, Distressed Laminate Flooring
- Shaw Carpets and Premium Under pad
- Commercial Grade Vinyl Floor Tile's - available

Windows and Doors:

- Kinro - Low-E, Sealed Slider Vinyl Windows
- Transom Windows in Living room - per plan
- Trapezoid Windows on Front Bay - per plan
- French Door Full Light with Mini Blinds or 6' Glass Patio Door
- 36" Rear Door with ½ Light with Dead Bolt

Cabinets:

- 4 Premium Cabinet Color Selections
- Raised Panel Doors
- Standard 39" Upper Cabinets
- City Scape – (Staggered) Kitchen Upper Cabinets
- Countertop Depth – Fridge Overhead Cabinet
- All Overhead Kitchen Cabinets are Adjustable
- Finished Interior of Cabinets to Match Exterior
- Finished Bottoms of Upper Kitchen Cabinets
- Upper Kitchen Cabinet Crown Moldings
- Banks Of Drawers – per plan
- Drawers with Double Steel Roller Guides
- European Hidden Hinges
- 5" Cabinet Pulls/Handles
- Bedroom Overhead Cabinets – and Bedside Tables – per plan
- Single Layer of Drawers Below Master Bedroom Closet – per plan
- Pantry and Linen wardrobes and Over John Linen Cabinets - per plan

Mechanical:

- Available in Natural Gas (NG) OR Propane (LP)
- Residential Styled Hot Air Floor Ducts – Center Run
- Perimeter Heat Runs for Even Heat Distribution
- Residential Hot and Cold Water Lines – House Quality Pex and ABS
- Shut-Off Valves on all Water Lines up to Faucet or Fixture
- Water Lines Run along Main Heat run Where Available for Efficiencies
- Rinnai - On Demand Water Heater – Continues Hot Water
- 56,000 btu - Intertherm, Electric Ignition, Down Draft Furnace
- Bathroom Exhaust Fan with Light
- Air Conditioner Roughed In – Ready – Self Contained A/C
- Frost Free Exterior Water Faucet
- Rough-In for Stackable washer and Dryer – per plan
- 3 Exterior GFI Receptacles – per plan
- Natural Gas or Propane Gas Line running Front to Back and Side
- CSA Z241 Approved Park Models – 50 amp Service with Plug
- CSA Z240 Approved Lake Homes – 100 amp Service with No plug

Lighting / Electrical:

- Pot Lights through Kitchen and Hallway – Available in Black or White
- Pot Light over kitchen Sink – per plan– Available in Black or White
- Light Bar over Bathroom Vanity
- Dining Room Chandelier - per plan
- Pendant Lights X 3 over Island or Peninsula
- Front Eave Pot Lights
- Coach Light - Front Door and Back Door
- Living Room and Master Bedroom Ceiling Fans with Light Kits
- Reading Lights - Master Bedroom Bed Side
- Reading Lights - 2nd and 3rd Bedroom Bunk Bed Wall– per plan
- All Lighting is Available in SATIN or OIL RUBBED BRONZE Finish

Plumbing:

- Kitchen Faucet – Tall Goose Neck – Chrome with Pull out Spray
- Kitchen Sink - Under Mount – STAINLESS STEEL or BLACK
- Bathroom Faucets – available in SATIN or OIL RUBBED BRONZE
- Bathroom Over Mount Porcelain Sink
- Lasco One Piece Fiberglass Tub/Shower or Walk in Shower
- Toilet Choice of: Comfort Height Elongated or Standard Dual Flush

Appliance Package: FRIGIDAIRE - STAINLESS STEEL

- Large French door, Refrigerator with Water and Ice
- Full Gas Range
- Microwave – Built-in above Range (Whirlpool – CSA approval)
- 24" Dish Washer - Hidden Controls
- Air Conditioner - 110 Volt Compressor – Central Ducting
- Stackable Washer and Dryer – 110 volt allows

Chef's Kitchen Package: FRIGIDAIRE – STAINLESS STEEL

- Large French door, Refrigerator with Water and Ice
- Slide in Range with front controls - Gas
- Independent Stainless Steel Exhaust
- Built in Microwave (Whirlpool – CSA approved)
- 24" Dish Washer – Hidden Controls

CHEF'S Kitchen (UPGRADE)

Available on specific floor plans

Windows and Doors:

- Kinro - Low-E, Sealed Slider Vinyl Windows
- Transom Windows in Living room - per plan
- Trapezoid Windows on Front Bay - per plan
- French Door Full Light with Mini Blinds or 6' Glass Patio Door
- 36" Rear Door with ½ Light with Dead Bolt

Entertainment:

- Enlarged Modern Electric Fireplace
- Built in Living Room Entertainment Center
- Matching Counter top for Entertainment Ctr. Mantle
- Living Room Wired 4 Surround Sound Speakers
- Living Room Wired – HDMI
- TV Rough-in Cat 5 Access (location subject to availability)
- Island or Peninsula Cat 5 Access
- Bedroom Cat 5 Access

Furniture

- Built in Bunk Beds - per plan
- Built in Computer Desk – per plan

*Specifications are subject to change without prior notice.