



## WASTELL BUILDERS GROUP

### *Features & Finishes*

#### FULLY SERVICED LOT

- \* survey supplied by builder
- \* entire lot to be graded and fully sodded
- \* front walkway & driveway to be 12" x 12" handy pavers
- \* Taron warranty enrollment fee included

#### EXTERIOR FEATURES

- \* ENERGY STAR® rated windows in taupe or sable colour
- \* 9" poured concrete foundation
- \* clay brick max size from standard builder samples
- \* maintenance free siding, eavestrough, soffit & fascia
- \* stucco per plan from builders samples
- \* foundation wrap "Delta MS"
- \* 25 year asphalt shingles
- \* nailed & screwed sub floors
- \* 5/8 tongue and groove spruce plywood floors
- \* spruce plywood on roof

#### INTERIOR FINISH

- \* 9' ceilings on main floor
- \* up to 3 colour choices
- \* all walls to be painted with premium flat latex
- \* doors and trim finished in semigloss latex
- \* garage walls drywalled, rough taped and painted
- \* ceramic tile/pre-finished hardwood in front foyer powder room kitchen/dinette and all bathrooms
- \* carpet in great room, study, dining room and bedrooms
- \* under pad and carpeting as per builder's sample
- \* series 800 interior doors
- \* crown moulding in dining room
- \* main stair oak, closed stringers, oak handrail and oak spindles with wood floor landing to 2nd storey
- \* 7 phone or cable or computer networking locations
- \* gas fireplace with fan kit, painted mantle and trim
- \* california textured ceilings in all rooms except laundry room and bathrooms
- \* wire shelving in closets
- \* central vac rough-in terminated in basement
- \* rough-in for 3 pc. Bath in basement
- \* saxton satin or antique nickel interior levered hardware

#### HEATING & COOLING

- \* ENERGY STAR® rated Lennox high efficiency gas furnace
- \* ENERGY STAR® rated - programmable thermostat
- \* heat recovery ventilator - (HRV)
- \* ozone friendly Lennox central air conditioner
- \* power humidifier included
- \* rental gas water heater

#### INSULATION

- \* R-50 attic insulation
- \* R-24 combination wall insulation
- \* R-12 full height basement insulation
- \* foam insulation sprayed around windows and doors
- \* acoustic isolation sealant/caulking around windows and doors

#### KITCHEN/ BATHROOM/LAUNDRY

- \* high quality custom built cabinetry
- \* Kindred drop in double stainless steel sink
- \* two speed hooded exhaust fan ducted to exterior
- \* Delta faucets in kitchen and baths
- \* white fixtures in all bathrooms
- \* tile shower & floor, glass door & pot light in ensuite
- \* decorator towel bars and tissue holders
- \* soaker tubs in ensuite as per plan
- \* Mansfield low consumption toilets
- \* upper laundry cabinets, washer and dryer provisions
- \* mirrors full width of vanities

#### ELECTRICAL

- \* 10- 6" non-insulated pot lights included
- \* \$1000 allowance for light fixtures
- \* garage prewired for electrical garage door opener
- \* 100 amp electrical service with breaker panel

#### **1 year free Rogers Cable, Home Phone & Internet**

Specifications and conditions subject to change without notice. E. & O.E.



Dec. 01 .2011