

### One-of-a-Kind Exteriors

- Unique, architecturally enhanced exteriors made of beautifully selected brick, stone and James Hardie Board (*as applicable to façade*)
- Extra large, modern detailed windows to enhance architectural features
- Emtek Helios lever, multi-point handle type. Satin nickel finish
- Owen's Corning TRU definition shingles with Limited lifetime warranty
- Metal roof as applicable to plans
- Lush landscaping, shrubbery and fully sodded yards as per landscape plan
- Sprinkler system – keeping your grass green!
- Interlocking stone driveways and concrete pathways to front portico
- Rear terraces complete with aluminum railing and glass panels
- BBQ gas line included
- Custom exterior lighting package including pot lights and fixtures
- 20MPa concrete foundation
- 8" Concrete block partition walls installed from top of foundation to just below roofline to achieve sound transfer rating - min 57STC
- Concrete Foundation using 20Mpa concrete
- Party Walls: The wall systems used to separate each unit's living space meet a minimum sound transfer rating of 57 STC (OBC)
- Double car to have 16' x 8' CHI Insulated Garage Door
- Single car to have 9' x 8' CHI Insulated Garage Door
- Snow removal in winter months (driveway)

### Modern Luxury Interiors

- 10' ceilings throughout Main living space with Vaulted ceilings as per plan
- Upgraded 8' doors on Main living space
- Hardwood floors throughout Main living spaces
- Custom oak staircase with Designer metal pickets
- Gas fireplace with mantel in Great Room
- Contemporary 5 ½" baseboards
- Schlage "Latitude" levers with Century backplate
- Cozy carpeted bedrooms with upgraded under pad for comfort
- Extended height in basements to approximately 8' ceilings
- Elevator rough-in *\*optional upgrade*
- Convenient laundry location (*as per plan*) with built-in cabinetry, sink and pull down faucet
- Cold Room with sump pump in every home
- Central vacuum rough-in
- Security System rough-in

### **Sleek Gourmet Kitchens**

- Customized kitchen cabinetry to suit your lifestyle - selections of painted, maple, oak, thermofoil or laminate finishes
- Spacious kitchen layout with pot & pan drawers and abundance of storage
- Eat-in kitchen island with double bowl under mount stainless sink and pull-down designer faucet
- Soft-close doors and full-extension drawers
- Cambria Quartz countertops
- Crown moulding, light valance and under-cabinet lighting
- Convenient walk-in pantry as per plan
- Elica 30" hood fan
- Gas line included for stove
- Water line included for fridge
- Dishwasher rough-in
- 3 pendant lights included over island
- USB outlet conveniently located in Island

### **Spa-Inspired Bathrooms**

- Luxe glass & tile walk-in shower with spa like Rainhead and custom bottle niche (built in)
- Customizable cabinetry – selections of maple, oak thermofoil or laminate finishes
- Stunning selections of 12" x 24" porcelain or ceramic for bathrooms & laundry. Tile installed complete with Ditra XL membrane system
- Soft close doors
- Cambria Quartz countertops
- Floating cabinetry optional
- Moen modern 'Rizon' faucets throughout
- Master Ensuite includes double under mount sinks and Designer faucets
- Free standing MAAX tub as applicable to plans
- American Standard upgraded right height, soft-close fixtures in Ensuite
- Custom floating vanity mirrors to match width of vanity
- Main bath to include Mirolin 5' tub & shower with molded seat & accessory shelf
- 3 piece rough-in included in basement

### **Personal Silvergate Design Consultant**

- Experience our one-on-one design approach with your personal Silvergate Design Consultant to guide you every step of the way

# Inspired Style

## FEATURES & FINISHES



- We'll book your personal appointments with Artcraft Kitchens, Aristocrat Floors, and Dell Smart Homes. You get to explore their beautiful showrooms and see new and exciting products first-hand
- Six design hours included
- On-site walk through at framing, drywall and electrical stages of your home
- Pre-delivery Inspection prior to key delivery
- Private walk through with Silvergate electrician to hand pick your pot lights and lighting locations

### Go-Green Friendly

- All homes to be certified Energystar®
- Energystar® qualified windows with Low E argon glass and screens as applicable
- High-efficiency furnace
- Programmable thermostat
- High-efficiency gas hot water heater (*rental*)
- Spray foam all window & door frames
- R22 batt insulation in applicable exterior walls
- R20 batt insulation (full height) in foundation walls
- R60 blown-in insulation in applicable ceilings
- Energystar® qualified Heat Recovery Ventilator (HRV unit)

### Electrical & Mechanical

- 200 amp electrical
- Two exterior weather proof electrical outlets to be provided: one (1) to service the front yard and one (1) to service the rear yard
- Outlet provided in the ceiling for future garage door operator
- 220v outlet to be provided for future electric vehicle
- 10 interior LED pot lights
- Allowance of \$1,500.00 (HST incl) is included in the Vendor's standard for light fixtures
- Smoke detectors and CO detectors to be hard-wired and installed
- Telephone outlets (3) and cable TV outlets (3) included
- Duct Cleaning: All ducts to be cleaned before closing date

Floorplans may change with elevation. Artist's concept only. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Vendor at construction of the Dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Vendor, the Municipality, the Developer or the Vendor's control Architect, in their sole and unfettered discretion at any time without notice. Actual usable floor space may vary from stated floor area. Due to site conditions and engineering or structural requirements, individual room dimensions may vary. Square footage is measured using the methods and tolerances prescribed by Bulletin 22 published by the Tarion Warranty Corporation. To view the acceptable measures and tolerances, please visit Bulletin 22 at [www.tarion.com](http://www.tarion.com). Features identified as "Optional" or "Opt" are at additional cost, and may not be available based on the stage of construction of the home. The location of fixtures such as electrical panels, hot water tanks, sump pumps or furnaces may change due to site conditions or engineering requirements. Features shown "where grade permits" or "subject to grading" may not be available based on the grading of the land, and may in some cases require adjacent floor areas to be lowered by one riser, or "sunken". E & O.E.

