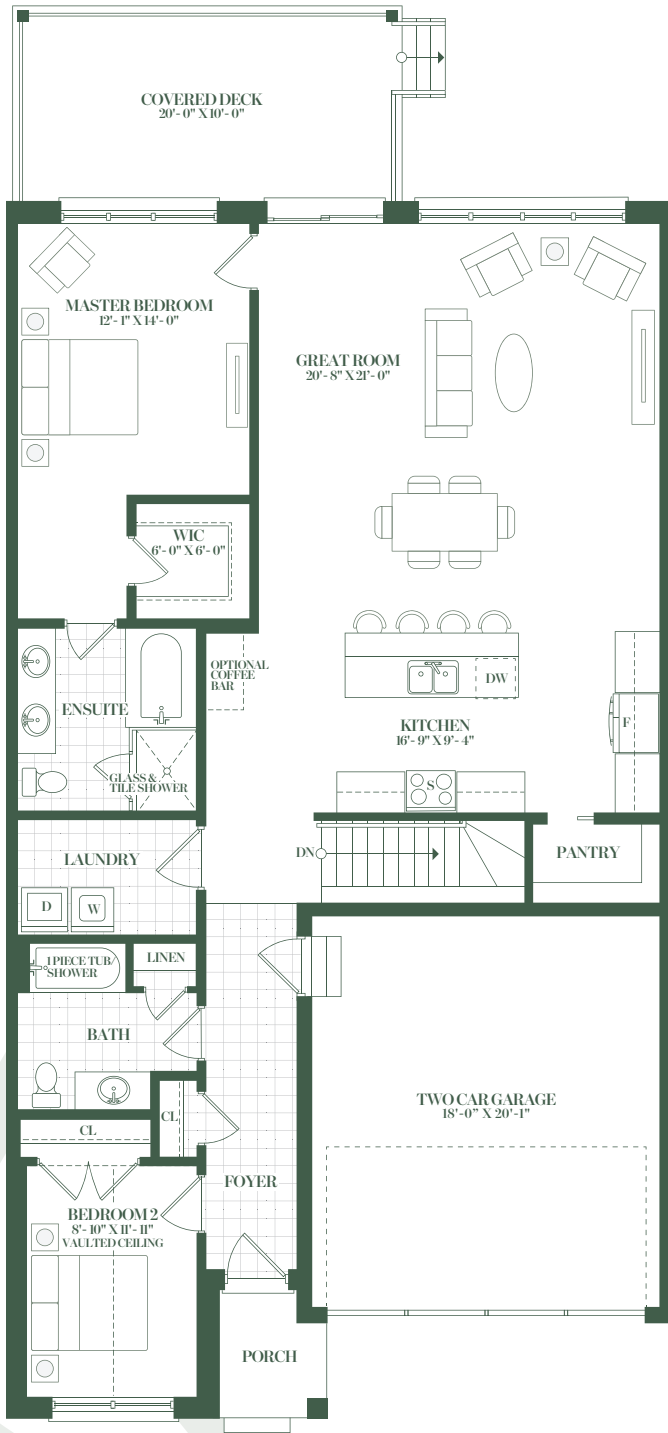
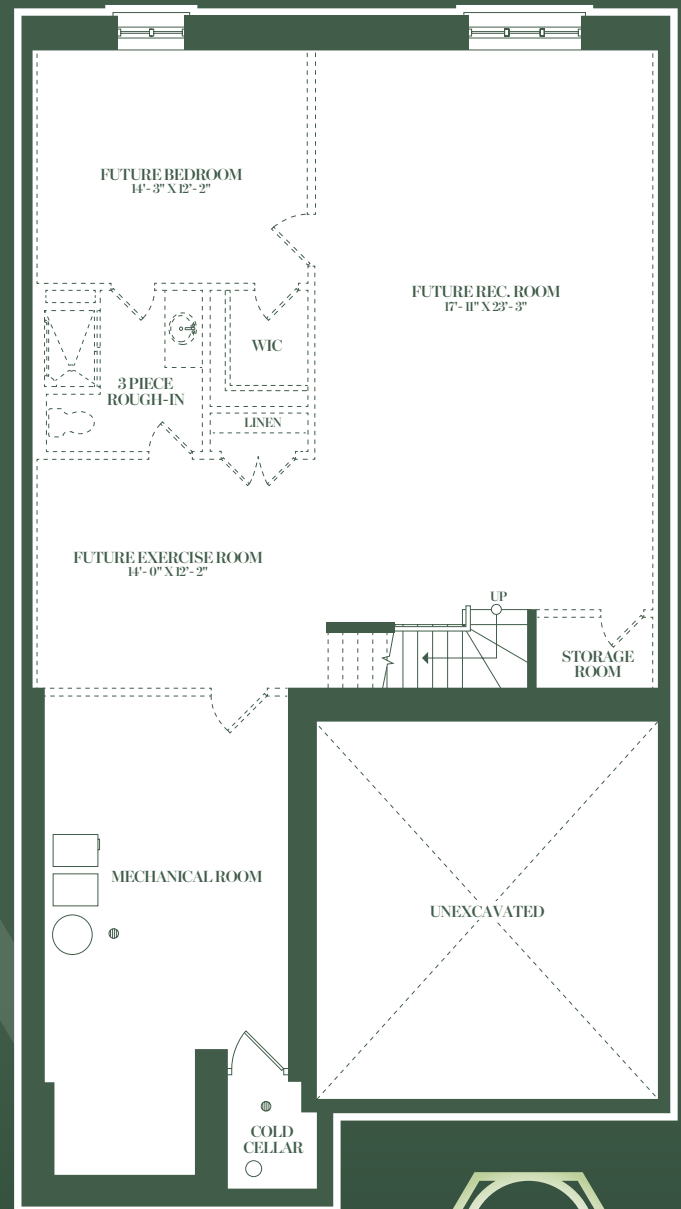


LEGENDS PHASE 3 UNIT 21

TWO CAR GARAGE BUNGALOW TOWNHOME - 1618 SQFT



MAIN FLOOR
1618 SQFT



BASEMENT
OPTIONAL FINISHED
AREA 1127 SQFT

INSPIRED STYLE

FEATURES & FINISHES



ONE-OF-A-KIND EXTERIORS

- Unique, architecturally enhanced contemporary exterior made of beautifully selected stone and siding.
- Extra-large, modern detailed windows to enhance architectural features.
- Owens Corning TRU Definition shingles with Sure Nail Technology. Limited Lifetime Warranty.
- Lush landscaping, shrubbery and fully sodded yards with sprinkler system as per landscape plan.
- Exposed aggregate driveway and front entry step onto front porch.
- Rear decks complete with aluminum railings, glass panels with privacy screen at one end.
- 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 57STR (for firebreak walls).
- Double car garage with opener & keypad.
- Sawcut concrete basement and garage floor to minimize and control cracking.
- Snow removal in winter months (driveway).

MODERN LUXURY INTERIORS

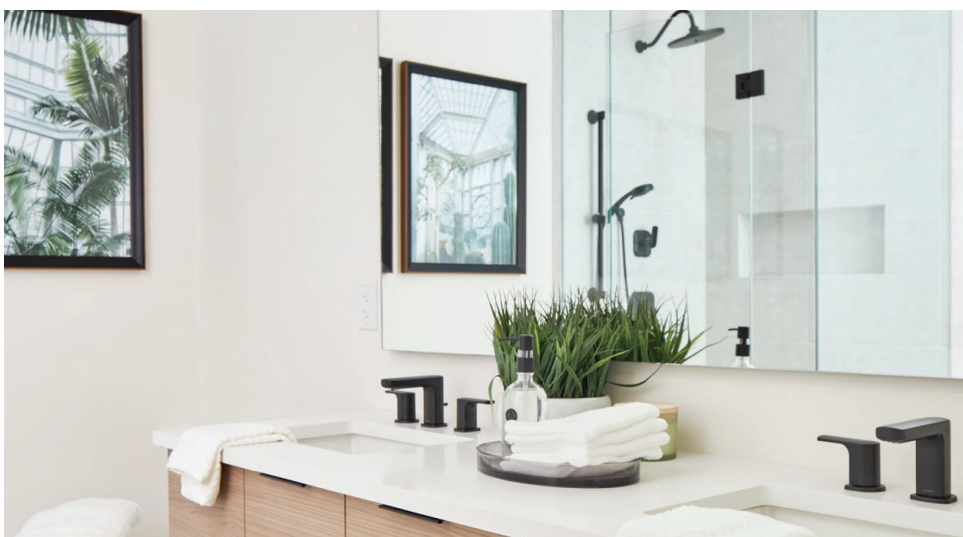
- Upgraded 10' ceilings on main level with 8' interior doors.
- Vaulted ceilings in front bedroom for added grandeur as applicable to plans.
- 8' basement ceiling height.
- 12" x24" ceramic tile in foyer, hallway, laundry, main bath and ensuite. Tile installed complete with Ditra XL membrane system.
- Beautiful 6 1/2" plank hardwood floors in Bedrooms, Great Room, Dining and Kitchen.
- Carpet tread stairs with designer pickets.
- Contemporary 5 1/2" baseboards.
- Schlage "Latitude" levers with Century backplate.
- 42" designer electric fireplace.
- Spacious main floor laundry location.
- 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 maple, oak, or laminate finishes.
- Customized cabinetry with 46" uppers, soft close doors, full extension drawers, pots & pans drawers, crown moulding, light valance and under-cabinet lighting.
- Eat-in kitchen island with double bowl under mount stainless sink and pull-down designer faucet.
- Beautiful quartz countertops included in kitchen.
- 30" stainless steel range hood fan and waterline for fridge.
- Dishwasher rough-in.
- Convenient walk-in Pantry with 5 wire-ventilated shelves.
- USB outlet conveniently located in Island.
- BBQ gas line at rear deck.

SPA INSPIRED BATHROOMS

- Luxe glass and tile walk-in shower with upgraded Moen showerhead and handshower in ensuite.
- Custom tiled bottle niche (built in).
- Spa-like soaker tub on tiled tub deck.
- Customized cabinetry to suit your lifestyle – selections of thermofoil or laminate finishes.



- Gorgeous cabinetry with soft close doors, quartz countertops with under mount sink included in Ensuite and Main Bath.
- Spa-like soaker tub on tiled tub deck.
- Spacious vanity layouts in ensuite and main bath with modern Moen Rizon faucets.
- American Standard "Ovalyn" under-mount sinks in all bathrooms.
- American Standard "Evolution" fixtures in all bathrooms.
- Mirolin alcove tub with tiled walls and custom bottle niche in Main Bath.
- Floating vanity mirrors in ensuite and main bathroom.
- 3 piece rough-in included in basement for future.

PERSONAL SILVERGATE DESIGN CONSULTANT

- Experience our one-on-one design approach with your personal design. Consultant to guide you every step of the way.
- At your personalized appointment, you'll 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 Energy Star®.
- Energy Star® certified gas furnace and programmable thermostat.
- Energy Star® qualified Energy Recovery Ventilator (ERV unit).
- High efficiency air conditioning unit.
- High-efficiency gas hot water heater (rental).
- A drainwater heat recovery system installed on the main drain stack.
- Spray foam all window and door frames.
- R22 batt insulation in applicable exterior walls.
- R20 batt insulation (full height) in foundation walls.
- R60 blown-in insulation in applicable ceilings.

ELECTRICAL & MECHANICAL

- 200 amp electrical.
- Two exterior weather proof electrical outlets to be provided: one to service the front yard and one to service the rear yard.
- Smoke detectors and CO detectors hard-wired and installed throughout home.
- Garage door opener included.
- Ten (10) interior LED pot lights included.
- 1 shower pot light included in Ensuite.
- Allowance of \$1,000.00 (HST incl.) is included in the vendor's standard for light fixtures.
- Telephone outlets (3) and cable TV outlets (3) included.

Please Note: Due to continuous research, plans, specifications, materials and elevations are subject to change at the Builder's discretion. The Builder reserves the right to make substitutions of similar quality and value provided they meet the requirements of the Ontario Building Code.

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. 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.



1618 SQFT Two Car Garage Bungalow Townhome. Closing Feb 2023.

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