

FEATURES & FINISHES

BUNGALOW & 2 STOREY TOWNS

ONE-OF-A-KIND EXTERIORS

- Unique, architecturally enhanced exteriors made of beautifully selected vinyl siding in various colour palettes, and other beautiful accents (as applicable to facade).
- Metal roof accents as applicable to facades.
- Extra-large, windows to enhance architectural features.
- Owens Corning TRU Definition shingles with Sure Nail Technology. Limited Lifetime Warranty.
- Fully sodded yards as per landscape plan.
- Asphalt driveway with concrete step(s).
- Rear covered decks complete with aluminum railings and pressure treated privacy screen at one end. (Bungalow Towns only)
- Custom exterior lighting package including pot lights and fixtures. (As applicable)
- 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 as applicable).
- Bungalow Towns with double car garages to have 16' x 8' insulated garage door.
- 2 storey single car garages to have 14'x8' insulated garage doors.
- Bungalow Towns with single car garages will have 10' x 8' insulated garage door.
- 3/4" OSB Tongue and Groove sub-floor sheathing, sanded, screwed and glued to minimize floor creaking.
- Sawcut concrete basement and garage floor to minimize and help control cracking.

MODERN LUXURY INTERIORS

- 9' ceilings on main level.
- Ceramic tile in foyer, laundry, main bath and ensuite.
- Tile installed complete with Ditra membrane system.
- 6" Hardwood floors throughout main living spaces.
- Carpet tread stairs with designer pickets.
- Contemporary 5 1/2" baseboards.
- Schlage "Latitude" levers with round backplate.
- Cozy carpeted bedrooms with upgraded underpad for maximum comfort.
- Convenient main floor laundry location. (Bungalow Towns only)
- Cold room with sump pump in every home.
- Central vacuum rough-in.
- Security system rough-in.



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SLEEK GOURMET KITCHENS

- Customized kitchen cabinetry to suit your lifestyle – selections of maple, oak or laminate finishes.
- 36" upper cabinetry.
- Soft close doors and full extension drawers.
- Eat-in kitchen island with double bowl under mount stainless sink and pull-down designer faucet.
- Quartz countertops included in kitchen.
- 30" stainless steel range hood fan.
- Crown moulding, light valance and rough-in for under cabinet lighting.
- Dishwasher rough-in.
- Optional walk-in pantry with wire ventilated shelving. (Bungalow Towns only)
- Pendant light rough-in included over island.
- USB outlet conveniently located in Island.

SPA INSPIRED BATHROOMS

- Luxe glass and tile walk-in shower with Moen Rizon showerhead in ensuite. (Bungalow Towns only)
- 2 Storey Towns feature acrylic walk-in shower with glass door.
- Custom bottle niche. (Bungalow Towns only)
- Customized cabinetry to suit your lifestyle – selections of laminate finishes.
- Soft close doors and full extension drawers with American Standard sink included in ensuite and main bath.
- Spa-like soaker tub on tiled tub deck. (As applicable to Bungalow Towns only)
- Modern Moen Rizon faucets throughout.
- Spacious vanity layouts in ensuite and main bath.
- Main bath to include 5' tub and shower with molded accessory shelf, as applicable to plans.
- Pedestal sink on main level, as applicable to 2 Storey Towns.
- Custom floating vanity mirrors in ensuite and main bathroom.
- 3 piece rough-in included in basement.

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 our design studio 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

- 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).
- 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 blanket insulation installed along the perimeter of the basement exterior 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.
- Outlet provided in the ceiling for future garage door operator.
- Six (6) interior LED pot lights included.
- 1 shower pot light included in Ensuite. (Bungalow Towns only)
- 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. (Bungalow Towns only)
- Telephone outlets (4) and cable TV outlets (4) included. (2 Storey Towns only)

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.