

FEATURES & FINISHES

BEACHSIDE BUNGALOW DETACHED MODEL HOME



ONE-OF-A-KIND EXTERIORS

- Architecturally unique exterior with stone and James Hardie board in Timber Bark
- Asphalt driveway with concrete steps, and fully sodded yard + landscaping
- Pressure treated back deck with aluminum railings and pot lights
- BBQ gas line
- Double car garage with keypad, two remotes and MYQ connected smart camera

MODERN LUXURY INTERIORS

- 10' ceilings with 8' doors on main level
- Aria Lite vents with hardwood and tile
- Vertical shiplap feature wall in front foyer with designer wall sconces
- 6" Engineered Hardwood and tile throughout main level
- Stunning oak stairs
- 42" electric fireplace with a MDF mantle and custom shiplap design
- Laundry with upgraded cabinets, quartz, Bristol undermount sink, Moen brushed gold faucet
- Schlage Polished Nickel Bowery knob with Century backplate

SLEEK GOURMET KITCHENS

- Designer kitchen including: cabinetry to ceiling, custom Boothbay Gray MDF pantry cabinets, pots & pans drawers, pull-outs, pantry cabinets, spice drawer, reeded glass door upper cabinets, under cabinet lighting & more!
- Custom designer Shaker MDF hood fan



- Fisher & Paykel appliances including: custom panelled fridge, dishwasher, stove, plus microwave
- Soft close doors and full extension drawers throughout
- Large eat-in island with quartz countertops with waterfall edges
- La Riveria blanco vertical tile back splash
- Kindred double bowl sink with Moen Chrome Cia pull-down faucet
- USB in island
- Gas line for stove
- Waterline for fridge



SPA INSPIRED BATHROOMS

- Luxe glass and tile walk-in shower with Moen brushed nickel hand shower on slide bar with rain head
- Free standing tub with Moen Cia brushed nickel wall mount
- Spacious double vanity in vertical fluted detail with quartz counter tops, American Standard Studio undermount sinks, and Moen two handle widespread faucet
- Modern 12" x 35" line tile on lower half of back shower wall with 5" x 5" tile on upper back wall and remaining walls in Ensuite shower
- Upgraded 12" x 24" tile flooring in Ensuite
- Main bathroom featuring a tub with tiled walls, including a 12" x 24" feature tile on the plumbing wall and 5" x 5" tiles on the remaining walls, finished with a glass shield
- Right Height American Standard toilets throughout
- Custom floating vanity mirrors



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 tankless hot water (rental)
- Drain water 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 & SMART HOME

- Security system with touch screen panel
- Surround sound in ceiling speakers rough-in
- Designer light fixtures as shown
- 24 LED pot lights throughout
- 2 LED shower pot lights
- 2 accent hanging pendants in Primary Bedroom
- Exterior pot lights and light fixtures as per plan
- TV height outlet in Great Room

537 MISSISSAUGA AVE, FORT ERIE | LOT 36 | 1562 SQFT
DOUBLE CAR GARAGE BUNGALOW DETACHED HOME

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