

# SILVER SERIES

The Pearl

The Lakeside

The Harbourside

## FEATURES & FINISHES

### SINGLE HOME

#### 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).
- Custom exterior lighting package including pot lights and fixtures. (As applicable)
- 20MPa concrete foundation.
- Double car garages to have 16' 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 floor.
- 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 in two storeys.
- Convenient main floor laundry location as per plan.
- 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.
- 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 included.
- Under cabinetry lighting rough-in.
- Dishwasher rough-in.
- Optional walk-in pantry as per plan.
- 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.
- Custom bottle niche.
- Customized cabinetry to suit your lifestyle - selections of laminate finishes.
- Soft close doors and full extension drawers.
- American Standard sinks.
- Laminate counters in all bathrooms.
- Spa-like soaker tub on tiled tub deck or free-standing tub as per plan.
- Modern Moen Rizon faucets throughout.
- Spacious vanity layouts in bathrooms.
- Main bath to include 5' tub and shower with molded accessory shelf, as applicable to plans.
- Powder room complete with vanity as applicable.
- 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.
- Exterior appointments will have various colour palettes to choose at first come basis.
- 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).
- 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.
- Allowance of \$1,000.00 (HST incl.) is included in the vendor's standard for light fixtures.
- Telephone outlets and cable TV outlets included.
- One per bedroom or great room.