

UNIT 11

features + finishes

ONE-OF-A-KIND EXTERIORS

- 1 Striking contemporary exterior featuring white vinyl and stone siding, with beautiful extra-large modern detailed windows throughout
- 2 Exposed aggregate driveway with landscaping, sod & sprinkler system
- 3 Rear deck with aluminum railings and privacy glass
- 4 BBQ gas line
- 5 Maintenance free living-grass & snow removal
- 6 Double car garage



MODERN LUXURY INTERIORS

- 7 9' ceilings throughout, with upgraded urbane bronze painted 8' doors on main level
- 8 6" engineered hardwood flooring extending seamlessly from the Great Room to the bedrooms and Foyer, with upgrades in place for added elegance
- 9 Gorgeous 42" electric fireplace with a MDF painted mantle completed with black designer tile surrounded
- 10 Contemporary Silvergate baseboards

- 11 Main level laundry with, Bristol Undermount Stainless Steel Single bowl sink, cabinetry, quartz counter top, and Moen Align single handle pull-down faucet
- 12 Customized closet shelving in Master Bedroom, Front Hallway, and Pantry
- 13 Cozy carpet treaded stairs with designer pickets
- 14 Garage door opener with two remotes, built in camera and LED ring light
- 15 Blinds included on Main Level
- 16 Front door bell camera
- 17 Cold Room with sump pump in basement
- 18 Central Vacuum Rough-in

- 23 Quartz backsplash to underside of hood fan
- 24 Kindred Single bowl stainless steel undermount sink with matte black Moen "Align" pull-down faucet
- 25 Fisher & Paykel appliance package- gas stove, dishwasher, microwave, French door fridge
- 26 LG washer and dryer included
- 27 USB in island
- 28 Gas line included
- 29 Waterline included

SLEEK GOURMET KITCHENS

- 19 Custom kitchen including; cabinetry to ceiling, pots & pan drawers, pull outs, pantry cabinets
- 20 Black Designer fluted hood fan
- 21 Soft close doors and full extension drawers
- 22 Extra-large eat-in island with quartz countertop and waterfall edges



SPA INSPIRED BATHROOMS

- 30 Luxe glass and tile walk-in shower with Matte Black Moen Rizon hand shower on slide bar with built in Silvergate
- 31 Spacious double vanity with quartz counter top and American Standard "Ovalyn" undermount sinks
- 32 Moen Rizon faucets in Matte black in Ensuite and Chrome in the Main Bath
- 33 Upgraded Floating Vanity in Ensuite with 12" x 24" tile throughout and accent wall in glass shower
- 34 Tile to ceiling over tub in Ensuite
- 35 Upgraded 13" x 13" Pattern tile in Main Bath



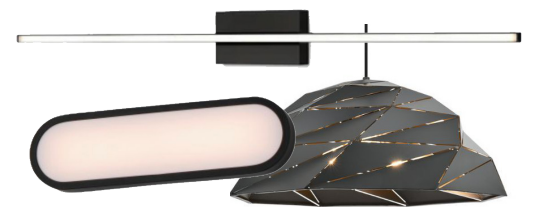
- 36 Right height toilets in Ensuite and Main Bath
- 37 Custom Floating vanity mirrors

GO-GREEN FRIENDLY

- 38 Energy Star certified home
- 39 Low E argon glass windows
- 40 High-efficiency air conditioning unit
- 41 Programmable thermostat
- 42 High-efficiency gas hot water heater (Reliance)
- 43 Spray foam around all windows and doors
- 44 R22 batt insulation in exterior windows
- 45 ERV unit included

ELECTRICAL & SMART HOME

- 46 Designer light fixtures as shown
- 47 14 LED pot lights throughout main floor
- 48 2 LED shower pot lights
- 49 Good Night Switches in Master Bedroom
- 50 Exterior pot lights as per plan
- 51 TV height outlet in Great Room and Master Bedroom
- 52 55" Smart TV in Great Room with sound bar
- 53 Security system with touch screen panel



UNIT 11 | 1428 SQFT | 205 ST. DAVID'S ROAD, THOROLD
DOUBLE CAR GARAGE BUNGALOW TOWNHOME END UNIT

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