

UNIT 10

features + finishes

ONE-OF-A-KIND EXTERIORS

- 1 Striking contemporary exterior featuring black 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 Maintenance free living- grass & snow removal
- 5 Single car garage

MODERN LUXURY INTERIORS

- 6 9' ceilings throughout, with upgraded 8' doors on main level
- 7 6" engineered hardwood flooring extending seamlessly from the Great Room to the bedrooms and Foyer, with upgrades in place for added elegance.
- 8 stunning 42" electric fireplace with designer panels
- 9 Contemporary Silvergate baseboards
- 10 Schlage "Latitude" levers with Century backplate



- 11 Convenient laundry room located on main floor
- 12 Cozy carpet treaded stairs with designer pickets
- 13 Rough in for garage door opener
- 14 Cold Room with sump pump in basement
- 15 Central Vacuum Rough-in

- 21 Fisher & Paykel appliance package- gas stove, dishwasher, microwave, French door fridge
- 22 LG washer and dryer included
- 23 USB in island
- 24 Gas line included
- 25 Waterline included

SLEEK GOURMET KITCHENS

- 16 Custom kitchen including; garbage + recycling pull out, pots & pan drawers, pull outs, spice rack, pantry cabinets with stainless steel hood fan
- 17 Soft close doors and full extension drawers
- 18 Extra-large eat-in island with quartz countertop
- 19 Designer horizontal stacked tile backsplash
- 20 Kindred double bowl stainless steel undermount sink with matte black Moen single handle pull-down faucet



SPA INSPIRED BATHROOMS

- 26** Luxe glass and tile walk-in shower with 12" x 24" tile, chrome Moen Rizon hand shower on slide bar with built in niche
- 27** Spacious single vanity with quartz counter top and American Standard "Studio" undermount sinks throughout
- 28** Moen Rizon faucets in chrome in Ensuite & Main Bath
- 29** 12" x 24" tile in Ensuite with modern cabinetry and added three drawer bank
- 30** Right height toilets in Main Bath & Ensuite
- 31** Custom Floating vanity mirrors



GO-GREEN FRIENDLY

- 32** Energy Star certified home
- 33** Low E argon glass windows
- 34** High-efficiency air conditioning unit
- 35** Programmable thermostat
- 36** High-efficiency gas hot water heater (Reliance)
- 37** Spray foam around all windows and doors
- 38** R22 batt insulation in exterior windows
- 39** ERV unit included

ELECTRICAL & SMART HOME

- 40** Designer light fixtures
- 41** 13 LED pot lights throughout
- 42** 2 LED shower pot lights
- 43** Exterior pot lights as per plan
- 44** TV height outlet in Great Room
- 45** Roughed in security system



UNIT 10 | 1254 SQFT | 205 ST. DAVID'S ROAD, THOROLD
SINGLE CAR GARAGE BUNGALOW TOWNHOME INTERIOR UNIT

905.680.6000
silvergatehomes.com

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