

FEATURES & FINISHES

BUNGALOW & TWO STOREY SINGLES

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

- 10' ceilings on main level for bungalows
- 9' ceilings on main level for 2 storeys
- 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.



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SLEEK GOURMET KITCHENS

- Customized kitchen cabinetry to suit your lifestyle – selections of maple, oak or laminate finishes.
- 46" 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 cabinet lighting complete.
- 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.
- Quartz 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.
- Ten (10) interior LED pot lights included.
- 1 shower pot light included in Ensuite.
- Allowance of \$1,500.00 (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.

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.