

Construction Features

- GAF Prestique Timberline fiberglass shingles (50 year non-prorated warranty)
- Poured concrete foundation walls with protective Delta drainage layer
- Low E Argon filled double glazed windows with warm edge spacers for high performance
- 97% High efficient multi-stage furnace for superior comfort and energy efficiency
- 2" x 6" exterior wall construction with Tyvek house wrap, R22 insulation
- R60 insulation in ceilings, R31 insulation in sloped ceilings
- Basement exterior walls framed with 2" x 4" studs and R22 batt insulation from floor to ceiling
- Engineered TJI floor joists/"Silent Floor" system
- ¾" moisture resistant premium sub-flooring screwed and glued
- Full height basement (approx. 7'8") with extra-large 44" x 30" vinyl windows
- DensShield Tile Backer for all bath ceramic wall tile installations

Exterior Features and Finishes

- Landscaping on front and rear yards with privacy screen
- Architecturally controlled exterior designs and colour selection
- Smooth fibreglass front entry door "executive" 2 panel with elegant Schlage exterior handle grip set
- Smooth fibreglass garden doors and side entry doors (where indicated on plans)
- Steel insulated garage door(s) with attractive front windows
- Exterior finishes in stone, 'HardiePlank' factory finished siding per plans or Board and Batten with Factory Finish Hardie panel and battens as per plans
- Exterior trim in JAMES HARDIE 1" x 4"
- Low maintenance white aluminum soffit, fascia and eavestroughs
- Downspouts with minimum 10" extension and concrete splash pads
- All exterior doors with keyed alike deadbolt hardware
- Fully sodded lots, front and rear (excluding conservation areas)
- Planting beds & plants included at front of home with topsoil and mulch

- Poured concrete walkway at front
- Concrete steps from Garage to house. Concrete steps from rear doors to yard or where more than 2 risers in wood
- Exterior pot light on front porch. Pot light on rear covered patios and one pot light over Garage
- Fibreglass columns on front & rear porches for lasting quality
- Flexible caulking applied to all exterior doors and windows
- Rear covered patios with concrete deck on frost-free foundation where indicated on plans
- Attractive porcelain address number
- Driveway paving in attractive pavers is included

Interior Design

- Free consultation with our talented selection staff & flooring & cabinet suppliers

Interior Features and Finishes

- Minimum 9' high ceilings with oversized windows to match
- Sprayed finish on Main floor ceilings
- Flat ceilings in Bathrooms and finished Basements
- Stunning cathedral ceilings in most Great Rooms and Sunrooms (from 11' to 13' depending on model)
- 3½" trim and 5½" baseboards
- Rounded drywall corners re-enforced with steel backing
- Solid pine carpet grade stairs, standard where indicated on plans
- Masonite panelled interior Carrara smooth doors
- Schlage door hardware with choice of finishes in lever styles
- Quality 12" x 12" porcelain ceramic flooring in a wide range of upscale tiles (larger size tiles incur additional charges for installation)
- Quality 40 oz. broadloom including 9 mm under pad
- Interior painted with one prime coat and 2 finished coats, quality flat latex on walls and semi-gloss latex on trim in a choice of 2 colours. Up to 2 mid-range colours included at no extra charge
- Interior Garage walls drywalled and primed (finish coat add \$600.00)
- Stairwell to Basement finished in drywall and painted on stair side only



- Basement upgrades include half wall in drywall for lower six risers, carpeted stairs, Sitting Room and Bedroom, Mirolin 60" tub shower, pedestal sink and toilet in Bathroom

Kitchen

- Quality custom designed Kitchen cabinets with crown moulding and light valance in oak, maple or painted MDF with laminate counters
- Cabinets include upper drawers on all lower cabinets and three pot and pan drawers
- Stainless steel over the counter double sink with Moen Camerist chrome, pull out faucet
- Dovetail soft closing box interiors

Bath

- Bathroom vanity in Ensuite Bath with full width mirror and white china sink and laminate counter
- American Standard right height elongated toilets
- Master Ensuite includes a luxurious six foot Soaker Tub and 48" Mirolin shower with seat and grab bar with doors in raindrop finish
- Optional ceramic showers with glass doors using Shluter shower waterproofing system for durable shower enclosures
- Moen Chateau single lever or 4" centreset chrome faucets
- Quality Moen 24" towel bars and paper holder in each washroom
- Main Bath with Mirolin 48" shower or neo-angle shower per plans
- Mirolin raindrop sliding shower doors included with each shower
- Pedestal sink in optional Basement Bath or vanity with china sink per plans

Mechanical

- 97% High efficient multi-stage furnace for superior comfort and energy efficiency
- 13 Seer Central air conditioner included (optional 16 Seer available)
- Hot and cold water supplied to washing machine
- Energy Recovery Ventilation System to maintain fresh air and reduce heating expense (rental), installed

- Navien tankless hot water heater
- Rough-in for Bathroom in Basement
- Two exterior hose bibs, one in Garage and one at rear elevation
- Cross-linked polyethylene piping used throughout
- Exterior venting supplied to Kitchen – range hood or fan not included
- Quiet Panasonic fans in Bathrooms directly vented to exterior
- Programmable thermostat

Electrical

- 100 amp service. Optional upgrade to 200 amp service
- LED lighting throughout
- Pre-wired for telephone (2) and cable (3) locations
- Optional rough-in security system with contacts on (2) doors, (2) motion sensor locations and (1) roughed in key pad entry (must be ordered before drywall)
- Door chime
- Pot light in all showers and in other areas where indicated on marketing plans
- Buyer is required to provide light fixtures for installation by Seller. Installation of fans and chandeliers: \$137.00 each
- The Seller will provide a credit of \$1,000.00 for light fixtures from the Purchase Price at Closing

Warranty

Blythwood Homes warranty backed by Tarion Warranty Corporation includes: the home is free from defects in workmanship and materials and the house is free of defects in materials on exterior cladding, caulking, windows and doors one (1) year and the building envelope remains free from water penetration for two (2) years.

The home is warranted against major structural defects for seven (7) years.

The home is subject to the terms of the Purchase and Sale Agreement. All plans and specifications are subject to change from time to time without notice at the sole discretion of the Vendor. The Vendor reserves the right to substitute materials of equal or better value. The vendor reserves the right to change the foregoing specifications without notice. E. & O. E.

