



Blythwood

HOMES

OUR PASSION IS BEAUTIFUL HOMES

PLEASANT AVENUE LOTS Features & Finishes

CUSTOM BUNGALOW DETACHED HOMES

Construction Features

- GAF Prestique Timberline fiberglass shingles (50 year non-prorated warranty)
- High quality maintenance-free vinyl windows, double glazed, casement and single hung for high performance
- 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 installations

Exterior Features and Finishes

- Architecturally controlled exterior designs and colour selection
- Smooth fibreglass front entry door "executive" 2 panel, white with elegant Schlage exterior handle grip set
- Smooth fibreglass garden doors and side entry doors in white (where indicated on plans)
- Steel insulated garage door(s) with attractive front windows (five factory finished colour selections)
- Exterior finishes in stone, 'HARDIEPLANK' factory finished siding per plans or optional Board and Batten with factory finish Hardie panels and battens in a wide range of colour selections
- Optional Stucco exterior finish
- Exterior stone in Arriscraft Lafitte manufactured stone, optional Veneer stones and optional Natural Ledger Rock
- Exterior trim in JAMES HARDIE 1" x 4" trim in choice of colour
- Low maintenance white aluminum soffit, fascia and eavestroughs. Optional colour selection
- 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 included at front of home with topsoil and mulch and a street tree. Plants not included
- Poured concrete walkway at front
- Concrete steps from Garage to house. Pressure treated steps from rear doors to yard
- Exterior pot light on front porch. Pot lights 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 (sides in concrete, optional parging available)
- Attractive porcelain address number
- Driveway paving is excluded

Interior Design

- Assistance from our décor selection staff

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 16', depending on model)
- 3 1/2" trim and 5 1/2" baseboards
- Rounded drywall corners re-enforced with steel backing
- Solid pine carpet grade stairs, standard where indicated on plans
- Masonite paneled interior Carrara smooth doors
- Schlage door hardware with choice of finishes in knob or lever styles
- Quality 12" x 12" porcelain ceramic flooring in a wide range of upscale imported tiles, larger size tiles incur additional charges for installation
- Quality Builders grade broadloom including 10mm underpad
- 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)





Blythwood

HOMES

OUR PASSION IS BEAUTIFUL HOMES

- Stairwell to Basement finished in drywall and painted on stair side only
- Basement upgrades include half wall in drywall with wood cap for lower six risers, carpeted stairs, Mirolin 60" tub shower, pedestal sink and toilet in bathroom
- One wire shelf installed in all closets and three wire shelves installed in pantry

Kitchen

- Custom designed Kitchen included with home purchase
- Quality custom designed Kitchen cabinets with crown moulding and light valance with laminate counters
- Cabinets include upper drawers on all lower cabinets and two larger drawers for pots and pans
- Stainless steel double sink with Moen Camerist chrome, pull out faucet

Bath

- Bathroom vanity in Ensuite Bath with full width mirror and white Mirolin china sink and laminate counter
- American Standard toilets, optional Cadet 3 Flow Wise one piece toilet
- Master Ensuite includes a Soaker Tub and/or 48" Mirolin shower with seat and grab bar per plans
- Optional ceramic showers with glass doors using Shluter shower waterproofing system for durable shower enclosures
- Moen Chateau single lever chrome faucets
- Quality Moen 24" towel bars and paper holder in each washroom
- Main Bath with Mirolin 48" shower or 60" Mirolin Tub Shower per plans
- Mirolin raindrop sliding shower doors included with each shower
- Marina pedestal sink in Main Bath and in optional Basement Bath or vanity with Mirolin china sink per plans

Mechanical

- 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

PLEASANT AVENUE LOTS Features & Finishes

CUSTOM BUNGALOW DETACHED HOMES

- 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
- Rough-in for central vacuum
- Two exterior hose bibs, one in Garage and one at rear elevation
- Plastic 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

- 200 amp service
- 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
- The Seller will provide a credit of \$1,000.00 towards light fixtures purchased at Don's Lighthouse (Installation of fans and chandeliers extra)

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.

