

Features & Finishes



INSULATION & ENERGY SAVING

- 1 GAF Timberline Prestique high definition fiberglass shingles (50-year non-prorated warranty)
- 2 Low E Argon filled double glazed windows with warm edge spacers for high performance
- 3 97% High efficiency multi-stage furnace for superior comfort and energy efficiency
- 4 R60 in Ceilings with Blown insulation
- 5 R31 in Ceilings without attic space
- 6 R 22 Batt insulation in walls above grade
- 7 R 20 Continuous insulation on basement exterior walls

SOLID CONSTRUCTION EXCEEDING BUILDING CODE

- 8 8" poured concrete foundations with rebar and exterior delta wrap
- 9 2" x 6' wall framing at 16" centers
- 10 Solid concrete foundation for all rear covered terraces
- 11 Basement exterior walls framed with 2" x 4" studs to ceiling
- 12 Engineered TJI floor joists
- 13 Moisture resistant premium sub-flooring screwed and glued
- 14 Full height Basement (approx. 7'8") with extra-large 44" x 30" vinyl windows
- 15 DensShield Tile Backer for all bath ceramic wall tile installations

EXTERIOR FEATURES & FINISHES

- 16 Architecturally controlled exterior designs and colour selection
- 17 Smooth fibreglass front entry door "executive" 2 panel with elegant Schlage exterior handle grip set
- 18 Metal clad garden doors and side entry doors (where indicated on plans)
- 19 Steel insulated Garage door(s) with attractive windows
- 20 Exterior finishes in STO Stucco and/or stone and 'HardiePlank' factory finished siding per plans
- 21 Low maintenance aluminum soffit, fascia and eavestroughs

- 22 Downspouts with minimum 10" extension and concrete splash pads
- 23 All exterior doors with keyed alike deadbolt hardware
- 24 Poured concrete walkway at front entry
- 25 Wood steps from Garage to home. Pressure treated wood steps from rear doors or patio to yard up to 3 risers.
- 26 Exterior pot light on front porch. Pot light on rear covered patios and one pot light over Garage
- 27 Fibreglass wrapped columns on front & rear porches for lasting quality
- 28 Flexible caulking applied to all exterior doors and windows
- 29 Rear covered patios with concrete deck on frost-free foundation where indicated on plans (sides in concrete, optional stucco finish available)
- 30 Attractive address number
- 31 Driveway prepared with gravel completion by Buyer
- 32 Fully sodded lots, front and rear
- 33 Planting beds included at front of home with topsoil and mulch

INTERIOR DESIGN

- 34 Free consultations with our talented design staff, flooring & cabinet suppliers

INTERIOR FEATURES & FINISHES

- 35 Stunning cathedral ceilings in most Great Rooms and Sunrooms
- 36 Minimum 9' high ceilings with 10' and 12' ceilings in selected models
- 37 Oversized casement windows filling homes with light
- 38 Sprayed finish on main floor ceilings (Flat finish available on request)
- 39 Flat ceilings in Bathrooms and finished Basements
- 40 31/2" trim and 51/2" baseboards
- 41 Rounded drywall corners re-enforced with steel backing
- 42 Solid pine carpet grade stairs standard (Optional Oak available)
- 43 Masonite panelled interior smooth doors
- 44 Schlage door hardware with choice of finishes in lever styles
- 45 Quality 12" x 12" porcelain ceramic flooring in a wide range of upscale tiles

- 46 Quality 36 oz. broadloom including 10 mm under pad in Master Bedroom/ Walk in Closet, Den and Stairs
- 47 Premium Hardwood or Luxury Vinyl Plank included on main floor in Kitchen, Foyer and Great Room
- 48 Interior painted with one prime coat and 2 finish coats in quality flat latex on walls in choice of two colours and semi-gloss latex on trim. Up to two mid-range colours included at no extra charge
- 49 Interior Garage walls drywalled and primed (finish coat available at additional cost)
- 50 Stairwell to Basement finished in drywall and painted on stair side only
- 51 Basement area upgrade includes half wall in drywall on lower six risers of stairs, drywalled walls and ceilings, door trim and hardware same as main level, carpet, electrical and mechanical to code. Optional 3 pc Bathroom priced separately
- 52 One wire shelf installed in all closets and three wire shelves in pantry

KITCHEN

- 53 Quality Custom Milestone Millwork Cabinets with crown mouldings and light valence
- 54 Cabinets include two large rollout drawers for pots and pans
- 55 Builder's selection of Quartz Countertops in MSI and Caesar Stone with Bristol stainless steel undermount double sink with Moen Align chrome or matte black pull out faucet
- 56 Dovetail soft closing box interiors

BATH

- 57 Bathroom vanity in Ensuite Bath with white china sink and laminate counter
- 58 High end Moen Align bath faucets in matte black or chrome
- 59 Moen Align Towel bar and paper holder in each Bathroom to match finish
- 60 American Standard right height elongated 2 piece toilets



- 61 Master Ensuite includes a luxurious six foot soaker tub in selected models and 48" Mirolin shower with seat and grab bar with bypass doors.
- 62 Main Bath with Mirolin 48" shower per plans
- 63 Pedestal sink in optional Basement Bath or vanity with white china sink per plans

ELECTRICAL

- 64 200 amp service
- 65 LED pot lights as indicated on plans
- 66 Pre-wired for telephone (2) and cable (3) locations
- 67 Door chime
- 68 Pot light in all showers and in other areas indicated on marketing plans
- 69 Seller will provide free installation of light fixtures purchased by Buyer. Buyer is required to purchase light fixtures at Don's Lighthouse
- 70 Installation of fans and chandeliers is an extra charge depending on fixture
- 71 4 pot lights in kitchen included

MECHANICAL

- 72 97% High efficiency multi-stage furnace for superior comfort and energy efficiency
- 73 Exterior venting supplied to Kitchen for range hood - fan not included
- 74 15 Seer central air conditioner included
- 75 Hot and cold water supplied to washing machine
- 76 Two exterior hose bibs, one in garage and one at rear elevation
- 77 Cross-linked polyethylene PEX piping used throughout
- 78 Separate shut offs for each fixture in accessible format in utility room
- 79 Navien tankless hot water heater (Rental)
- 80 Quiet Panasonic fans in Bathrooms directly vented to exterior
- 81 Programmable thermostat
- 82 Energy recovery ventilator (ERV) to increase energy savings (rental)

WARRANTY

Blythwood Homes Virgil Inc. 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.

