



Your New Home Exterior

Lot is fully graded, sodded & serviced.
Foundation is 9" poured concrete walls.
Framing to be 2" x 6" wall construction at 24" centres.
Garage doors to be CHI 2250/4250 non-insulated.
Brick as per elevation. Allowance to be \$700.00 per thousand. Stone to be Arriscraft or Shouldice as per builders selection.
Dry-vit stucco as per elevation.
Maintenance free aluminum siding, eaves, soffit, fascia per elevation.
Roof has pre-engineered wood trusses, 3/8" plywood roof sheathing and 30 yr. self-seal asphalt shingles.
Windows are energy efficient, maintenance free double-glazed casement, screens for all operational windows. Choice of 3 colours.
Exterior doors are steel insulated with dead-bolts, patio doors clad in aluminum.
Walkway & Driveway to be 12x12" handypaver or Covington 3 size pavers
Weatherproofing with premium high quality elasticity caulking.

Your New Home Interior

Lennox EL296E high efficiency dual-stage forced fir furnace with high-low return venting.
Lennox 13ACX Central Air Conditioning unit
Napoleon Ascent B36NTR gas fireplace, direct vent in great room - as per plan
Lifebreath Heat Recovery Ventilation (HRV) unit - simplified version
Programmable thermostat.
Insulation to be R24 in all exterior walls, R50 in ceilings, R12 blanket in unfinished basement.
Gas Meter installed by Union Gas to standard policy.
Central Vacuum rough-in and Security System rough-in.
Electrical Service to be 200 amp with circuit breaker panel.
Wiring is in accordance to Ontario Hydro's building code.
Electrical Boxes to be sealed on all exterior walls & ceilings. Smoke Detectors and Co2 detectors to be located as per code requirements .
Garage to be pre-wired for automatic door openers.
Stove & Dryer have separate 220 volt outlets.

Features / Specifications

Lighting allowance to be \$2,000 plus twenty (25) pot lights included.
Decora light switches throughout.
Microwave & Dishwasher have separate outlets.
Bathrooms to include Delta GBR100 fans, high-quality, low noise vented to exterior.
Telephone to be prewired with 3 jacks & 3 TV outlets.
Plumbing in bathrooms to include Toto Entrada comfort height low consumption lined toilets, A.S. Studio undermount sinks, Delta 'Lahara' or Riobel 'Pro Ever' faucet series, Taymor 'Infinity' towel bars, paper holders, plate glass mirrors, Mirolin TS5 acrylic tub/shower unit w/ tension curtain rod (as per plan) in main bathroom, Mirolin Brooke CF2002 soaker freestanding tub or Mirolin Kalm 72x36 drop in soaker tub with full tile surround, double vanity with tiled shower and tempered glass door in Ensuite Bath (as per plan). Floor drain & rough-in for future 3-piece bath in basement.
Kitchen to have double undermount stainless steel sink ND1931U/9 with a Delta #470-DST 'Signature' or Riobel 'Pro Njoy' pull-out faucet, Laundry to have drop-in stainless steel sink with Delta #2131 chrome faucet or one piece tub with Duratub cabinet for storage (as per plan).
Water Heater to be 50 gal. high efficiency rental from Union Energy.
Waterlines to be Wirsbo plastic tubing.
Kitchen cabinets & countertops, bathroom vanities, and laundry room cabinets & countertops allowance to be \$40,000.00.
All interior walls to be 1/2" drywall with all insulated ceilings to be 1/2" CD (rigid board) drywall. Textured California Orange Peel ceilings throughout except baths and laundry room.
Garage interior walls to be 1/2" with one coat compound & lightly sanded.
Floors to be TJI Engineered floor system with 5/8" T&G plywood, nailed, glued, & screwed down.
Carpeting in great room, study, dining room, hallways & all bedrooms - under pad & carpeting as per builder's sample & allowance.
Ceramic Tile/Pre-finished Hardwood in front foyer, powder room, kitchen/dinette and all bathrooms.
Trim to be painted 3" colonial casings w/ 5-1/4" colonial base boards.
Large 6-1/2" crown moulding in great room with standard 4-1/4" crown moulding in dining room or den (as per plan).
Main stairs to have oak stringers, oak treads, risers and oak handrail with oak pickets. Unfinished basement stairs to have oak closed riser type stringers, oak handrail/spindles as per plan with stain finish.
Interior Doors to be 800 series doors, paint finish and quality hardware.
Paint - 3 Color Selection (light colours). Eggshell paint finish on walls, baseboard/doors/ jambs/casing to be acrylic 'semi-gloss' Premium line.
Stain - where applicable in 3 coat application (stain, sealer, varnish).

E&OE.



Bridlewood
HOMES