

The Features

EASTBOURNE
ESTATES

EXTERIOR

- ◆ **Combination of Stone and or, Brick, Stucco, Harkie Board** as per plans. Colours to be predetermined by Architect as per colour scheme.
- ◆ **Pre finished, maintenance free aluminium** soffits, fascia, eavesthroughing and down spouts.
- ◆ **Front Elevation windows** enhanced with decorative surrounds as per plans.
- ◆ **All vinyl Casement windows (Low E main floor only)** as per plans.
- ◆ Steel clad insulated double front entry door. Choice of **decorative inserts** from builders samples.
- ◆ **Brushed nickel finish grip set** and dead bolt on front entry door.
- ◆ **9 feet wide**, roll up sectional raised panel garage doors (except 2 doors of Estate 02).
- ◆ Pre-cast concrete slabs on front walkways as per plans.
- ◆ Heavy duty, **Garden door** from kitchen to rear yard as per plans.
- ◆ Roof to be of self-sealing asphalt shingles as per predetermined Architectural colour scheme. **25-year warranty**.
- ◆ Front and rear lawns within the vicinity of house to be fully graded and sodded.
- ◆ All Exterior Doors and Windows to be fully caulked with **slow setting, premium quality caulking**.
- ◆ **2 stage, asphalt-paved driveway**.

INTERIOR

- ◆ **Smooth finished ceilings** throughout.
- ◆ **Quality porcelain floor tiles in Foyer, Kitchen, all Bathrooms, Laundry and Basement Landing**.
- ◆ **3 1/4"x3/4" Hardwood floors** in Living room, Dining room, Library, Family room, Main and Second floor Hallways as per plans.
- ◆ **50 Oz Broadloom in Bedrooms** (Choice of two colours).
- ◆ **Oak stairs to Second floor and Basement**, paint grade stairs from laundry to basement as per plans.
- ◆ **Upgraded Oak pickets and handrail**.
- ◆ **"Classique" interior passage and closet doors** with quality **single lever brushed nickel** finish door handles.
- ◆ **All archways trimmed** (Except archways with decorative columns).
- ◆ **Decorative columns** to be set on low capped wall with enlarged base.
- ◆ **Lower and upper Cabinets in Laundry** as per plans. Laundry to be fitted with all connections for washer, single laundry tub and dryer vent to exterior.
- ◆ **Choice of three colours for wall paint** throughout. Trim to be accented in white. (*Benjamin Moore Cloud white*).

KITCHEN

- ◆ **Quality Upgraded Kitchen Cabinets** with: **Extended** upper cabinet, **2" Crown moldings, Valance, Top drawers** on Lower Cabinets. Opening to be provided for dishwasher.
- ◆ **Granite Countertop** in Kitchen.
- ◆ **Kitchen backsplash** in 4"x4" ceramic tiles.
- ◆ **Rough in plumbing and electrical** provided for dishwasher.
- ◆ **Double compartment under-mounted stainless steel Kitchen-sink** with **single lever faucet**.
- ◆ **Valance lighting**.
- ◆ **High CFM** multi-speed exhaust range hood vented to exterior (choice of white or almond).
- ◆ **Natural gas line for stove**.

BATHROOMS

- ◆ **En-suite Bathroom** fitted with: **Double sink in vanity, Oval tub, Porcelain floor tiles, 8" x 10" wall tiles** in shower stall, oval tub deck and 2 rows of tiles on corner walls above deck. Remainder Bathrooms to be fitted with: **Porcelain floor tiles, 8"x10" wall tiles in tub enclosure up to and including ceiling**.
- ◆ Upgraded vanities in all bathrooms with laminate countertops.
- ◆ All sinks and tubs to be fitted with chrome finish **single lever faucets**.
- ◆ Wall mounted **Glass Plate Mirror** on top of all vanities.
- ◆ Privacy locks on all Bathroom door.
- ◆ **China sinks in all bathrooms**.
- ◆ **3 Piece rough-in in Basement**.

ELECTRICAL SYSTEM

- ◆ **200 Amps**. Electrical system with circuit breaker panel and copper wiring throughout.
- ◆ Heavy duty receptacle for stove, washer and clothes dryer.
- ◆ One electric receptacle to power gas stove electronics.
- ◆ **One weather proof electrical outlet at the rear of the house**, one standard inside the garage.
- ◆ **4 Black Coach Lamps in front of garage**. Front Door Chimes.
- ◆ **2 Smoke Detectors, plus one combined Smoke and Carbon Monoxide Detector**.
- ◆ **2 Electrical outlets in garage for garage door opener**.
- ◆ **Pre-wiring for Telephone** (one jack in Living room, Kitchen and all Bedrooms)
- ◆ Upgraded electrical light fixtures throughout.
- ◆ Living Room and Family Room to be fitted with an electrical outlet for side lamps, controlled by a separate switch.

STRUCTURE

- ◆ **Engineered floor joists** throughout.
- ◆ **2"X 6" Construction on exterior walls**.
- ◆ **Steel beam and post construction in basement**.
- ◆ **All sub floors constructed of 5/8" tongue and groove plywood, sanded and fastened with screws to joists. Roof sheeting with 3/8" Plywood**.
- ◆ **8' Ceilings in basement** (floor to underside of ceiling joists).
- ◆ **9' ceilings on main floor, 8' ceilings on second floor** of 2-storey homes.
- ◆ **12' Ceilings in Foyer and 9' Ceilings** on remainder of first floor on Bungalows.
- ◆ R50 Insulation in attic, R22 on exterior habitable walls, R12 wrap insulation on basement walls down to 12" above floor slab

SPECIAL FEATURES INCLUDED AT NO EXTRA COST

- ◆ **Upgraded, 3" Colonial Casing with back band on Windows and Doors**.
- ◆ **Upgraded, 7 1/2" Colonial baseboard** on main floor and 5 1/2" on second floor for 2 storey homes.
- ◆ **Upgraded, 7 1/2" Colonial baseboard** on main areas and 5 1/2" for bedrooms and laundry for bungalows.
- ◆ **4" Crown molding** in Dining Room within coffered ceiling.
- ◆ **High Efficiency Forced Air Gas Furnace**.
- ◆ **Central Air Conditioning**.
- ◆ **Direct Vented Natural Gas Fireplace with mantle decorated with 5" Marble surround**.
- ◆ **Natural Gas Line for BBQ at rear of house**.
- ◆ **Frameless shower stall with tempered clear glass surround in En-suite Bathrooms**.
- ◆ **10 low voltage pot lights**. 5 in main floor ceiling, 5 in second floor ceiling, (choice of approximate location).
- ◆ **Rough-in Central Vacuum**.
- ◆ **Decora Switches and Receptacles**.
- ◆ **Two roughed-in receptacles wired for High Speed Internet (CAT-5 WIRE)**.
- ◆ **Pre-wiring for Cable**. (One outlet in Living room or Family room and one in Master Bedroom).
- ◆ **Rough-in wiring for security system**.
- ◆ **Two (2) hose bibs with independent shut off valves, one in the garage, one at the rear of the house**.
- ◆ **Choice of elegant Inserts and Brass plated kick plates for front entry doors**.
- ◆ Foundation protected with **water drainage membrane**.

ENVIRONMENTAL FRIENDLY FEATURES.

- ◆ **ENERGY STAR® QUALIFIED HOME**. Home to be constructed in accordance with ENERGY STAR® standards, as per NATURAL RESOURCES CANADA



ENERGY STAR® qualified homes are evaluated on-site by an independent energy advisor who verifies that the homes have been built to ENERGY STAR® for New Homes technical specifications