

# STANDARD INTERIOR SPECIFICATIONS

Date: Updated Oct 3, 2014

**NOTE: These are the standard finish specifications. All finishes may be upgraded or changed, and the Buyer is not restricted to the upgrade options noted below. The upgrade options are included in the lakefront homes.**

## **GENERAL**

WALLS	General Paint
TRIM, DOORS & CEILINGS	General Paint
BLINDS	Habitat
	2" Aluminum Horizontal blinds on all windows except for obscure windows.
	3" PVC Vertical blinds on vinyl patio doors

## **KITCHEN**

FLOORING	Inhaus Flooring
	Solido Elite Laminate

<i>Upgrade Option</i>	<i>Hardwood</i>
	<i>Pravada Floors</i>

CABINETS	Material:	Shaker Maple
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COUNTERTOPS	Material:	Formica
	Edge:	Square round

<i>Upgrade Option:</i>	<i>Material:</i>	<i>Lithica Stone</i>
	<i>Edge:</i>	<i>Square round</i>

BACKSPLASH:	Material:	6" x 6"
	Supplier:	To be confirmed
	Layout:	Brick
	Grout:	To be confirmed

<i>*Upgrade option only</i>	<i>4" x 12" White glossy on a brick pattern</i>
<i>Insert:</i>	<i>random 4"x4" accent glass / marble mosaic</i>
	<i>Colours: To be confirmed</i>

Lot #	Initials	Buyer	Seller
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**BATHROOMS/  
LAUNDRY**

FLOORING *Tierra Sol 12"x12"Tile*  
*Grout: To be determined*

CABINET Material: Shaker Maple

COUNTERTOP Material: Formica  
Edge: Square round  
Cove top

TUB/SHOWER SURROUND Insert (per developer)

*Upgrade Option: Tierra Sol 12"x12"Tile*  
*Grout: To be determined*

**ENSUITE**

FLOORING *Tierra Sol 12"x12"Tile*  
*Grout: To be determined*

CABINET Material: Shaker Maple

COUNTERTOP Material: Formica  
Edge: Square round  
Cove top

TUB/SHOWER SURROUND Insert (per developer)

*Upgrade Option: Tierra Sol 12"x12"Tile*  
*Grout: To be determined*

**MAIN FLOOR BEDROOMS (Meadow Homes),  
LIVING/DINING, GREAT ROOM, FOYER**

FLOORING Inhaus Flooring  
Solido Elite Laminate

*Upgrade Option Hardwood*  
*Pravada Floors*

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## **LOWER BEDROOMS, BASEMENT, LOFT, LOFT BEDROOMS, MAIN FLOOR BEDROOMS (Hillside Homes), & STAIRS**

### **FLOORING**

Shaw - Carpet  
Style: E0043S Family Tree  
Color: to be determined

## **FIREPLACE**

*\*upgrade option only*

### **ROCK**

*Cultured Stone  
Standard Stream Stone  
Colour to be determined*

## **MECHANICAL & STORAGE ROOMS (Meadow Units)**

### **WALLS**

Drywall and Taped

### **FLOORING**

Concrete

### **TRIM**

N/A

\*Not considered a finished area

## **UNFINISHED AREA, MECHANICAL & STORAGE ROOMS (Hillside Units)**

### **WALLS**

insulated walls drywall the rest of the area is left at studs

### **FLOORING**

Concrete

### **TRIM**

N/A

\*Not considered a finished area

## **GARAGE**

### **WALLS**

General Paint

### **FLOORING**

Concrete

### **TRIM**

General Paint

\*Not considered a finished area

## **DECKS**

### **SECOND FLOOR DECKS**

#### **VINYL**

Materials: 65 mil Vinyl

Colour: Gray

#### **RAILINGS**

Materials: Aluminum

Colour: White

### **SCREENED PORCH**

Finish: Stamped Concrete

### **GROUND FLOOR PATIO**

Finish: Concrete

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## HARDWARE

DOOR HANDLE	Materials:	Weiser lever “Aspen”
	Colour:	To be determined
BIFOLD KNOB	Materials:	Classic Ball Knob
	Colour:	To be determined
BATH HARDWARE	Materials:	Taymor Brentwood Series
	Colour:	To be determined

*General Notes*

*No hearth*

*All rock to be floor to 40”*

*All mantles to be 8” square (no moulding or detail)*

*Mantle to be painted to match cabinets*

## APPLIANCES

Standard Package		Upgrade Package	
Model	Description	Model	Description
WHIRLPOOL WRT371SFYM	21 Cubic Foot Stainless Top Mount Refrigerator	WHIRLPOOL WRS342FIAM	22.0 cu. ft. Side by Side Refrigerator <b><u>Includes the price of the waterline</u></b>
WHIRLPOOL YWFE510S0AS	Freestanding 30" Self- Clean Ceran Range	WHIRLPOOL WRS325FDAM	25.0 cu. ft. Side by Side Refrigerator <b><u>Includes the price of the waterline</u></b>
WHIRLPOOL WDF310PAAS	Dishwasher with ENERGY STAR®	WHIRLPOOL WRF736SDAM	26 cu. Ft. French Door Bottom Mount <b><u>Includes the price of the waterline and extra for cabinet</u></b>
WHIRLPOOL YWMH31017AS	Over-The-Range Microwave Hood Combo	WHIRLPOOL YGY397LXUS	30" Slide In Range
Frigidaire FAFW3801LW	3.8 Cu Ft. Washing Machine	WHIRLPOOL WDF750SAYM	Gold® Series Dishwasher
Frigidaire CAQE7001LW	7.0 Cu Ft Electric Dryer	WHIRLPOOL	Over-The-Range Microwave Hood Combo

**The developer reserves the right to substitute products of similar quality if any of the products referred to above are no longer available. Errors and Omissions Excepted.**

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