



REGISTER

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LAYOUT

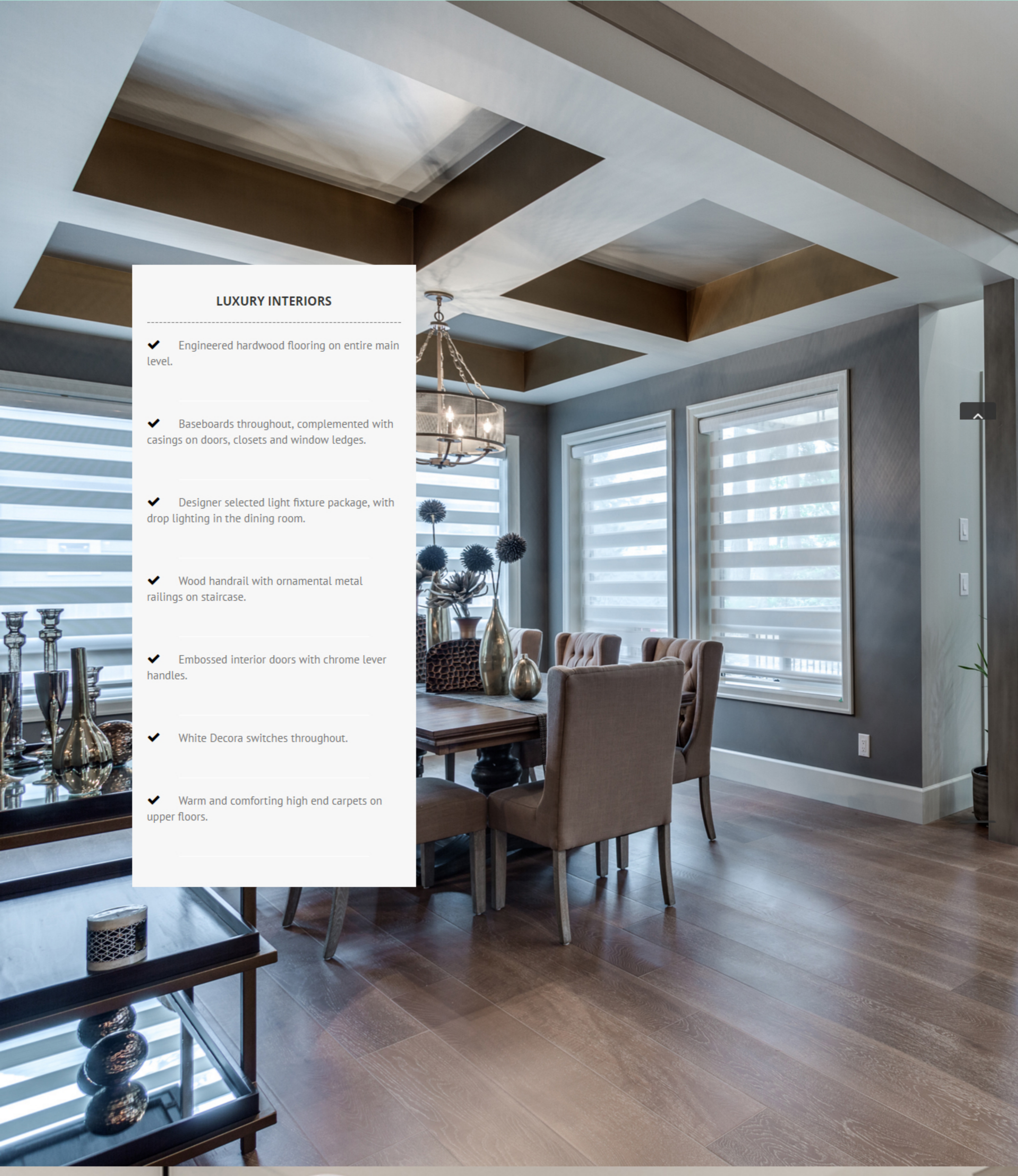
AREA

INTERIOR

EXTERIOR

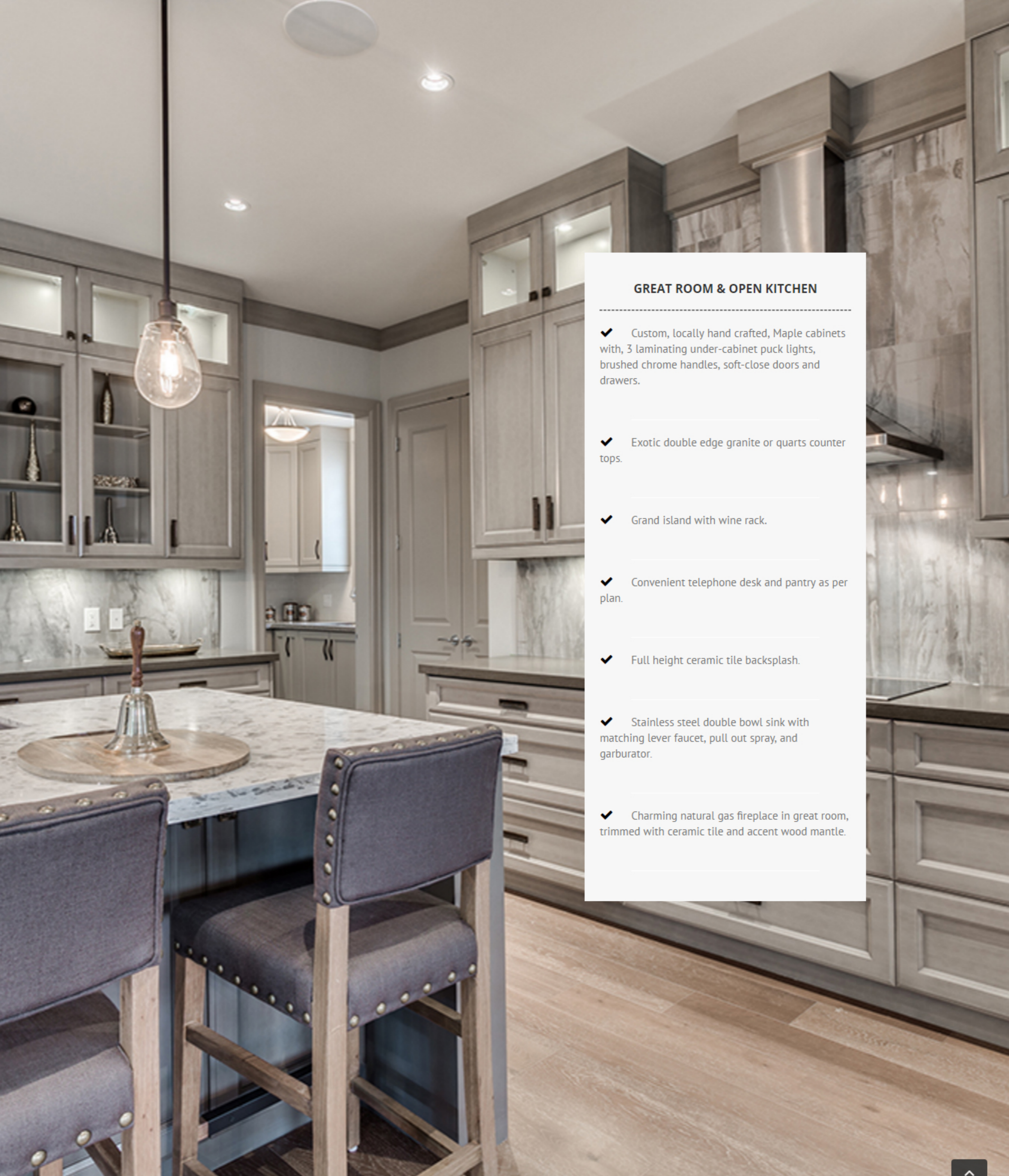
QUALITY

GALLERY



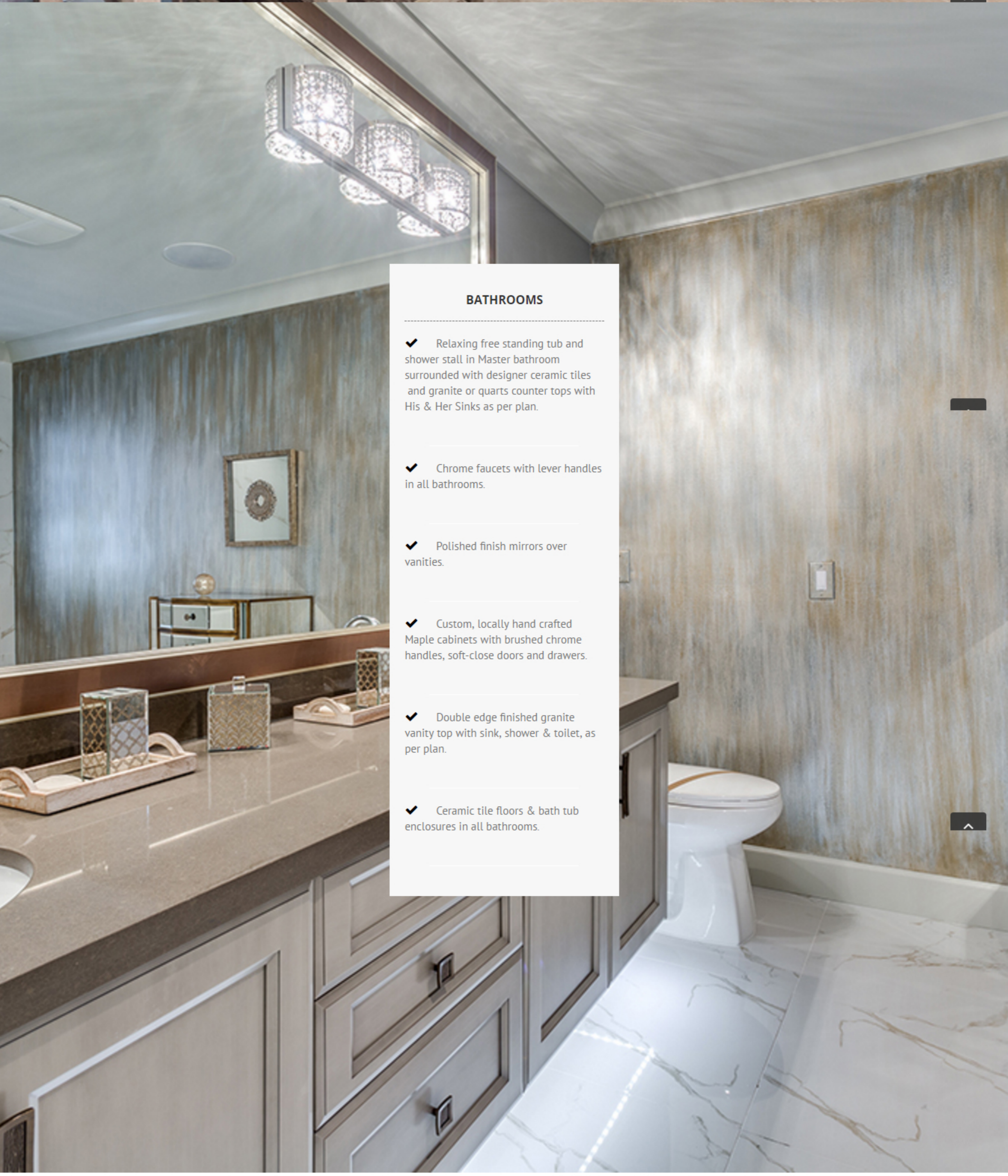
LUXURY INTERIORS

- ✓ Engineered hardwood flooring on entire main level.
- ✓ Baseboards throughout, complemented with casings on doors, closets and window ledges.
- ✓ Designer selected light fixture package, with drop lighting in the dining room.
- ✓ Wood handrail with ornamental metal railings on staircase.
- ✓ Embossed interior doors with chrome lever handles.
- ✓ White Decora switches throughout.
- ✓ Warm and comforting high end carpets on upper floors.



GREAT ROOM & OPEN KITCHEN

- ✓ Custom, locally hand crafted, Maple cabinets with, 3 laminating under-cabinet puck lights, brushed chrome handles, soft-close doors and drawers.
- ✓ Exotic double edge granite or quartz counter tops.
- ✓ Grand island with wine rack.
- ✓ Convenient telephone desk and pantry as per plan.
- ✓ Full height ceramic tile backsplash.
- ✓ Stainless steel double bowl sink with matching lever faucet, pull out spray, and garburator.
- ✓ Charming natural gas fireplace in great room, trimmed with ceramic tile and accent wood mantle.



BATHROOMS

- ✓ Relaxing free standing tub and shower stall in Master bathroom surrounded with designer ceramic tiles and granite or quartz counter tops with His & Her Sinks as per plan.
- ✓ Chrome faucets with lever handles in all bathrooms.
- ✓ Polished finish mirrors over vanities.
- ✓ Custom, locally hand crafted Maple cabinets with brushed chrome handles, soft-close doors and drawers.
- ✓ Double edge finished granite vanity top with sink, shower & toilet, as per plan.
- ✓ Ceramic tile floors & bath tub enclosures in all bathrooms.



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EXTERIOR

- ✓ Wood trim, hardy board with stone fronts with quality vinyl siding on 3 sides.
- ✓ Painted, insulated fibreglass, eight foot or double front doors with brushed chrome handle set, and deadbolt.
- ✓ Insulated R14 Steel raised panel overhead garage door with automatic remote and key pad door openers.



EXTERIOR

- ✓ 30 year warranty low-maintenance laminate asphalt shingle roof.
- ✓ Welcoming covered front and rear decks as per plan
- ✓ Beautifully landscaped front and back yards.

AURA

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THE UPGRADES COME STANDARD

- ✓ 10 foot ceilings on main floor as per plan.
- ✓ Vaulted ceilings throughout, as per plan.
- ✓ Covered deck with back yard BBQ gas line, as per plan.
- ✓ Laundry & Mud room with designer ceramic tiles floors, as per plan.
- ✓ Central vacuum & Security system rough in.
- ✓ Cable & phone jacks pre-wired in all bedrooms, living, family room, and den.
- ✓ CAD5 in den, as per plan.

OPTIONAL FULLY FINISHED BASEMENT

- ✓ Durable laminate flooring throughout.
- ✓ Spacious recreation room.
- ✓ Optional full 4 piece bath, and storage, as per plan.
- ✓ Bright and spacious Optional Legal suite includes
 - Designer kitchen cabinets with laminate counter tops, as per plan
 - Separate heating system, entrance, and electrical panel
 - Full 4 piece bathroom includes tub with tile surround and floors

LIVE GREEN & SAVE SOME TOO

- ✓ High efficient and environmentally friendly Navien Tankless hot water system.
- ✓ 2 X 6 construction with R-20 insulation walls, R-40 insulation loose fill blown or equivalent in attics.
- ✓ Energy Star Low "E" glass, double glazed vinyl warm frame windows.
- ✓ Insulated double garage.
- ✓ Energy Star appliance options, as per plan.
- ✓ High efficient natural gas forced air furnace.
- ✓ Ducting and rough-ins for an air conditioning, energy saving Heat Pump.

UNLIMITED PERSONILIZATION

- ✓ Let our designer help you choose your finishing and create a one of a kind home.