



# EVOLVE

AT THE HAMPTONS

**Features and Finishings**



## EXTERIOR FEATURES/LANDSCAPE

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- A.** Hardi-Plank Siding Designed to Last up to 50-Years Against Cracking, Rotting, Hail Damage and Termites
- B.** 40-Year Manufacture Warranty on Reinforced Asphalt Shingle Roof with R40 Insulation
- C.** Oversized, Low-E Glass Windows Reduce UV-Light Damage and Improve Energy Efficiency
- D.** Professionally Designed Landscaped Yards
- E.** Common Amenity Room with Both an Indoor and Outdoor Kitchen
- F.** Convenient Side by Side Parking
- G.** Plenty of Visitor Parking



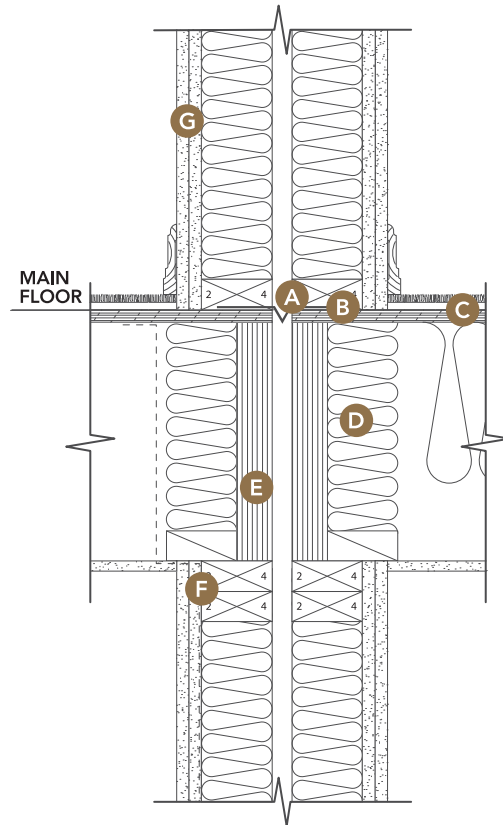
## STRUCTURE & CONSTRUCTION

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- Sturdy 2 x 6 Exterior Wall Construction Complete with a Rainscreen Technology System
- Silent Floor Joist Providing Superior Strength-To-Weight Ratio to Give Years of Silent Floors
- Party Wall Systems Designed to Exceed Established Criteria, Improve Sound Dampening, and Ensure Fire Separation Performance

## CONSTRUCTION DETAIL

- A. 28 Gauge Metal Firestop Across Party Wall
- B. Bead of Caulking
- C. All Seams Sealed with Sealant Between In Floor Sheathing and Insulated Joist Spaces
- D. Acoustical Batts In Joist Cavity
- E. Continuous 1 3/4" Wide Rim Joist
- F. Sealed Poly (Air Barrier and Vapor Barrier) on Warm Side of Wall
- G. Double 5/8" Thick Drywall



## HEATING & MECHANICAL

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- Forced Air Heating
- High-Efficiency Furnace from Trane, Known for Their Long Lasting and Reliable Equipment, Which Can Achieve Up To 96% Annual Fuel Utilization Efficiency. Its Four-Speed Blower Motor Delivers Consistent, Even Comfort, While The Two-Stage Heating Optimizes Fuel Efficiency
- In-Floor Radiant Heating in Ensuites
- Condensing Gas Water Heater, Improves Indoor Air Quality and will Produce up to 93 US Gallons of Hot Water Per Hour
- Gas BBQ Outlet with Quick Connection Box
- Hard-Wired In-Home Smoke Detectors
- Roughed-in Home Security
- Front Door Bell



# KITCHEN

## Light Finish



## Dark Finish



- A. Full-height Painted Maple Shaker Cabinets with Undermount Task Lighting
- B. Oversized Island with a Flat Panel Finish
- C. Polished Quartz Countertop
- D. Hexagon Mosaic Kitchen Backsplash
- E. Double-Bowl Undermount Kitchen Sink with Pull Down Spray Faucet
- F. Designer Kitchen Island Pendants
- G. Wide-Plank Laminate Flooring
- H. Pot Lighting
- I. Sleek Wall Oven
- J. Canopy Hood Fan and 5-Burner Gas Cooktop
- K. Counter Depth French-Door Refrigerator with Water and Ice Dispenser
- L. Ultra-Quiet Dishwasher
- M. Pantry with Microwave and Small Appliance Garage

**All Kitchen Appliances are Brought to you by KitchenAid**



## MASTER ENSUITE

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Light Finish



Dark Finish



- A. Maple Shaker Cabinets
- B. Dual Undermount Sinks
- C. Polished Quartz Countertops
- D. 12" x 24" Polished Porcelain Tile Flooring Heated with Radiant In-Floor Heating
- E. 2" Beveled Mirrors with Vanity Lights Above
- F. Sleek One Piece Toilet
- G. 5' Walk-in Shower with Polished Porcelain Tile Surround, Glass Enclosure and Oversized Shower Head

## OTHER FEATURES

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- Glass Bannisters
- Paneled Feature Wall in Entry
- 50" Electric Fireplace with Custom Built-in Entertainment Centre Including Wire-Management Screens and 2" Faux Wood Blinds on all Windows
- Front Load Whirlpool Washer and Dryer with Quartz Countertop For Folding and Maple Shaker Cabinets for Storage
- Soft Touch Carpeting on Upper Level and in Bedrooms
- Main Level Powder Room
- Secondary Bathroom on Upper Level Includes: 5-ft Soaker Tub with Beautiful Tile Surround, Flat Panel Cabinetry with Undermount Sink, One-Piece Toilet and 12" x 24" Tile Flooring
- Basement Level Bathroom Includes: 3' Walk-in Shower, Flat Panel Cabinetry with Undermount Sink, One Piece Toilet and 12" x 24" Tile Flooring
- Custom Closet Organizers in All Closets
- Window and Door Casings
- 5.5" Baseboards
- Pot Lighting Throughout



## WARRANTY

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Premium Warranty by National Home Warranty includes:

- 2 Years' Coverage Materials and Workmanship
- 5 Years' Coverage Building Envelope, Including Water Penetration
- 10 Years' Coverage for Major Structural Defects

## TECHNOLOGY AND SMART HOME MANAGEMENT

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- Cat 5 Wiring for Ethernet, Telephone and ADSL Internet Throughout the Home
- 12-Months Free TV with HD PVR and High-Speed Internet Provided by Shaw
- Smart Home Automation from Lutron\*, Control Key Aspects of Your Home From Wherever You Are Using Your Smart Phone. With The Touch of a Button, or Even Through Voice Command, You Can Control Your Homes Lighting, Temperature and Sound System.

\*See Enhancements for Smart Home Automation Pricing

## ENHANCEMENTS

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• MVAC M35 Built-in Vacuum with Attachments	\$ 850
• Trane Air Conditioning Unit	\$ 6,800
• Smart Home Automation from Lutron	
○ Lighting	\$ 5,500
○ Temperature	\$ 650
• Laminate Flooring Throughout (Including Stairs)	
○ A-Plan	\$ 9,800
○ B-Plan	\$ 10,600
• Designer Light Fixtures	
○ Stairwell	\$ 1,200
○ Dining Room Light	\$ 1,200
• Frameless Shower Door	\$ 1,900
• Garage Epoxy Flooring	\$ 1,300

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