



**ROSLYN
RIDGE**
FEATURE SHEET

EXTERIORS

- Craftsman inspired exterior architectural detail
- Low maintenance vinyl siding & shingle with board & batten, wood and stone accents
- Welcoming covered front porch
- 8' Craftsman entry door
- 2 car garage with door opener
- Driveway with California broom finished concrete
- Landscaped front and back yards
- Fully fenced back yard

GOURMET KITCHENS

- Stainless steel Samsung appliance package including: fridge, stove, hoodfan, dishwasher, microwave, washer & dryer
- Quartz countertop (per colour scheme)
- Shaker or flat panel style cabinets with crown mouldings on uppers (per colour scheme)
- Massive islands with eating bar
- Wood laminate wide plank flooring
- Ceramic full height backsplash with accent tiles
- Chrome single lever pull-down spray faucet with stainless steel sink

THOUGHTFUL DETAILS

- Roughed-in security system
- Roughed-in built in vacuum system
- Roughed-in garburator
- Roughed-in basement 3 piece bathroom
- 2 exterior hose bibs
- 2 exterior electrical outlets
- 4 telephone jacks
- 3 cable T.V. jacks
- 1 USB combo outlet in Kitchen

INTERIORS

- Choice of 3 interior colour schemes
- 10 foot ceiling on main floor
- Large open layouts
- Vaulted upper floor landing & master bedroom
- Pre-finished wood look laminate flooring in foyer (not including stairs), kitchen & dining room
- Plush carpet in great room, stairs, hallways & bedrooms
- Ceramic tile flooring in bathrooms
- Durable vinyl flooring in laundry room
- Contemporary matte black door hardware
- Linear natural gas fireplace with luxurious floor to ceiling tile

SPA-LIKE BATHROOMS

- Chrome single lever faucet
- Powder room with pedestal sink
- Dual vanity sinks in main bath & ensuite
- Soaker tub in main bath
- Extra large and luxurious shower – master ensuite
- Quartz countertop (per colour scheme)
- Ceramic tile flooring coordinated with wall field & accent tiles (per colour scheme)

QUALITY CONSTRUCTION

- High efficiency forced air gas furnace
- 33 IMP (Gal) capacity hot water tank
- Low E, vinyl windows
- Low VOC paint & adhesives
- 30 year asphalt laminate shingle roof
- Smoke & carbon monoxide detectors
- Engineered joists with 2x6 exterior wall construction
- 2-5-10 year warranty with Travelers Guarantee

