

## MARBLE HILL

# FEATURES & FINISHES

### ELEGANT INTERIORS

- MODERN OPEN-CONCEPT DESIGN
- ELEVATED LIVING SPACE WITH 10' CEILINGS ON MAIN FLOOR
- EASY-TO-MAINTAIN ENGINEERED HARDWOOD FLOORING
- COZY AND ELEGANT GAS FIREPLACE
- DESIGNER WALL, ACCENT AND TRIM PAINTS
- WINDOW CASINGS AND BASEBOARDS
- WOOD-FINISHED RAILINGS WITH METAL SPINDLES
- POT LIGHTS THROUGHOUT MAIN AND UPPER FLOORS

### GOURMET KITCHEN

- SPACIOUS DESIGNER KITCHEN FOR THE IN-HOUSE CHEF
- FLAWLESS AND DURABLE QUARTZ COUNTERTOP
- CLEAN AND SIMPLE SHAKER CABINETS
- OVERSIZED QUARTZ ISLAND
- DOUBLE-BOWL SINK WITH GARBURATOR
- EASY-TO-MAINTAIN QUARTZ TILE BACKSPLASH
- OPTION TO INCLUDE A SPICE KITCHEN

### EXTRAORDINARY LIVING

- SPACIOUS 2-CAR GARAGE WITH INSULATED DOOR
- AIR CONDITIONER OR ENERGY-SAVING HEAT PUMP, ALARM SYSTEM AND CENTRAL VACUUM ROUGH IN
- CAT5 PRE-WIRED IN ALL BEDROOMS, LIVING, FAMILY ROOM AND DEN
- ENERGY SAVING NAVIEN TANKLESS HOT WATER SYSTEM
- 2X6 CONSTRUCTION WITH R-20 INSULATION WALLS
- R-40 INSULATION IN ATTICS
- ENERGY STAR LOW "E" GLASS, DOUBLE GLAZED WINDOWS
- HIGH-EFFICIENCY NATURAL GAS FURNACE WITH DUCTING

## IMMACULATELY FINISHED BASEMENT

- SEPARATE HEATING SYSTEM, ENTRANCE AND ELECTRICAL SUB PANEL
- DURABLE LAMINATE FLOORING THROUGHOUT
- SPACIOUS RECREATION ROOM
- 1 BEDROOM PLUS 4-PIECE BATHROOM

## PEACE OF MIND 2-5-10 WARRANTY

- 2 YEARS MATERIALS AND LABOUR
- 5 YEARS BUILDING ENVELOPE
- 10 YEARS STRUCTURAL DEFECTS

## INSPIRING BATHROOMS

- INDULGENT ENSUITE WITH A DELUXE HANDHELD/RAIN SHOWER
- SEAMLESS QUARTZ COUNTERTOP
- LUXURY FRAMELESS SHOWER IN MASTER BATH WITH GLASS DOORS AND TILE SHOWER

## DURABLE AND FUNCTIONAL EXTERIORS

- ELEGANT WEST COAST MODERN ARCHITECTURE
- BEAUTIFUL AND PROFESSIONAL LANDSCAPING
- LARGE VERANDA, DECK AND BACK PATIO\*
- PREMIUM EASY-CARE VINYL SIDING
- CEDAR FENCING WITH LATCHED SIDE GATE
- BRUSHED SMOOTH CONCRETE DRIVEWAY

## MAKE IT YOUR OWN

FROM SPICE KITCHENS TO CUSTOM OFFICE SPACES AND FINISHINGS, OUR SPECIALTY IS PROVIDING YOU WITH THE OPPORTUNITY TO CUSTOMIZE A HOME TO SUIT YOUR UNIQUE NEEDS. OUR EXPERIENCE, CARE AND DEDICATION TO QUALITY ENSURES THAT YOUR HOME IS BUILT BY A TEAM OF PASSIONATE PROFESSIONALS – THE WAY YOU HAVE ALWAYS DREAMED OF.