

FEATURES & FINISHES



IMPRESSIVE EXTERIOR DETAILS

- Modern stone and siding work with extensive architectural details is a Medway Homes Inc. hallmark.
- All elevations, exterior colours and materials are architecturally controlled.
- 30-year pro-rated transferable manufacturer's warranty shingles.
- Poured concrete higher than standard foundation walls with drainage-wrap.
- Poured concrete front porches with decorative exterior columns and aluminum railing (railing as required by grade).
- Aluminum soffit, fascia and eavestrough as per elevation.
- Pre-finished maintenance free metal sectional garage door, with decorative windows (as per architectural control).
- Aluminum clad exterior garage door jambs with weather stripping around top and sides to help reduce weather penetration.
- Dent resistant fiberglass exterior doors with weather stripping. Low "E" with Argon door inserts and sidelight glass (as per elevation).
- Casement windows with one operator in each room, except where noted transom.
- Vinyl sliding standard lower level Low "E" with Argon windows.
- 9' patio door (as per plan).
- Screens provided for operating windows and patio doors.
- Access door from garage to house (as per plan). Number of steps will vary (grade permitting).
- Garage interior fully drywalled and gas proofed.
- Fully sodded yards graded as per design.
- Handy paver driveways, steps, and walkway as per layout designs.

SUPERIOR ELECTRICAL & MECHANICAL ELEMENTS

- 100 amp underground electrical service with circuit breakers.
- Exterior pot lights as per architectural design (as per elevation).
- Lighted front entry door chime.
- 2 weather proof exterior "GFI" outlets (1 at each exterior door).
- Garage door opener included.
- Heavy duty clothes dryer and cable/receptacle for stove and clothes dryer.
- Combination smoke/CO detectors on all floors.
- Smoke detectors in all finished bedrooms with visual component.
- All designer coordinated light fixtures supplied and installed by builder.
- White decor light switches and receptacles.

HI TECH FEATURES

- 4 internet (cat 5) locations (for future wireless router).
- Security system pre-wire included.

ADVANCED THERMAL PROTECTION

- R50 blown attic insulation.
- R-22 main, upper exterior studded walls above grade.
- R-17 basement foundation wall.
- High efficiency gas furnace and air conditioning.
- Tankless rental high efficiency gas hot system.
- Heat recovery, ventilation (HRV) system.
- Main & upper floors wrapped with house wrap, taped around doors and windows for a more energy efficient home.
- All windows and doors "Energy Star" Certified with Low "E" coated with Argon including foundation windows.

UPSCALE INTERIOR QUALITIES

- 9' Main floor ceilings with tray ceiling in great room.
- Smooth painted finishes on all ceilings.
- Upgraded modern Bevel 5-1/2" baseboard with 3-1/2" casing throughout.
- Carrara 2-panel square raised panel doors (as per plan).
- Black Livia lever handles (interior doors).
- Benjamin Moore paints used throughout.
- Metal and glass railing systems with clear coat finish (as per plan).

UNIQUE BATHROOM CHARACTERISTICS

- Client's choice between 3 preset interior packages curated by award winning professional designer Design Matric Inc.
- All counter tops to be hard surface quartz or granite (designer package).
- Black finish colour single lever vanity faucets.
- Bath fixtures to be standard white.
- Ensuite shower complete with acrylic base with tiled walls and glass panel/door system.
- Fiberglass tub with tile walls in main bath.
- Pot light in separate tiled showers.
- Mirrors and bar lighting over vanity sinks.
- Positemp pressure/temperature balancing valve for all showers.

GOURMET KITCHEN ESSENTIALS

- Quality built cabinetry complete with crown molding and light valance as per layout.
- Double stainless steel kitchen sink with black finish single lever chef faucet.
- Cabinet over range sized for future microwave.
- Standard appliance openings (Fridge opening to be 38" x 72". Stove 30" wide. Dishwasher 24" wide).
- Rough in wiring and plumbing for future dishwasher is provided.
- Stainless steel chimney range hood fan included.

FABULOUS FLOORING HIGHLIGHTS

- Engineered hardwood flooring installed throughout main floor with quality vinyl plank flooring throughout lower levels.
- Ceramic tile flooring in laundry rooms, all baths, shower, and tub walls, and kitchen back splash.

LAUNDRY SPECIFICATIONS

- Recess laundry box for waterline and drain in all finished laundry areas.
- Heavy duty dryer receptacle.
- Rough-in exhaust vent for dryer provided.

STRUCTURAL PROPERTIES

- 5/8" oriented strand board sub-flooring glued, nailed, and screwed to help prevent floor squeaks.
- All sub-floor joints sanded.
- 2 x 6 exterior wall construction.
- Engineered roof trusses with 3/8" spruce plywood sheeting over main roof areas.