



FRANCIS STREET TOWNHOUSES

Exterior Finishes

- Excavation for foundation
- Poured concrete basement walls
- Exterior basement walls framed and insulated with R-12 to full height from concrete floor with a vapour barrier
- Damp proofing and weeping tiles
- Air gap foundation wrap
- Back fill and grading for proper drainage
- Wood and steel beam construction
- Exterior walls on house built with 2" X 6" construction with R-25 insulation
- Building wrap continuous air barrier
- 5/8" Tongue & Groove sub floor glued and screwed
- R-50 insulation in ceilings
- Pre-engineered wood trusses, roof pitch as per plan
- Maintenance free pre-finished aluminium soffit, fascia and trough
- Rear wood deck in conformity with grading plan or patio
- 30 year warranty self sealing asphalt shingles
- Asphalt paved driveway

Windows and Doors

- 'North Star' Windows have Triple weather-stripping, Low-e glass and Super Spacer[®] technology
- All operating windows will have screens
- Window and door frames foam sealed
- Cheyenne series panelled interior doors with quality satin nickel lever handles
- Basement windows to be sliders
- Exterior steel insulated doors with weather stripping
- Front door grip set with dead bolt
- Insulated metal garage door

Electrical Features

- 100 - Amp electrical service with circuit breaker panels
- Two exterior weatherproof plugs
- White switches and standard plates
- Smoke and carbon monoxide detectors wired to panel
- Front entry door chimes
- An exterior light at all points of entry
- Rough in for 2 cables, 2 telephone jacks
- Lighting package included choice of finishes
- Basement receptacle provided at panel

Plumbing and Bathroom Features

- White, oak or maple custom vanities with post form countertops in Main bathroom
- White plumbing fixtures
- 3-piece main bathroom with tub/shower
- Moen Chateau taps
- Two exterior frost free tap
- Pex type water pipes (fewer connections)
- 3 piece rough-in bathroom in basement

Interior Features

- Drywall surfaces painted with 2 neutral colours (primer and 2 coats)
- 8-foot ceilings on main floor with crown moulding details
- Rounded drywall corners
- Standard baseboard and casing
- Coated wire shelving in all closets
- Smooth ceilings
- Cleaned upon occupancy.

Flooring Features

- Choice of ceramic tile in bath and kitchen
- Carpeted stairs and bedrooms
- Laminate in living room and dining area

Kitchen Finishes

- Double stainless sink with single lever American Standard tap
- Rough in dish washer provided
- Dedicated microwave electrical outlet provided for over the range microwave
- Custom kitchen oak, maple or antique white with post form countertops as per plan

Home Comfort Features

- Lennox High Efficiency gas furnace
- Lennox Central air conditioning
- Lennox HRV unit
- Gas fired water tank-rental
- Sealed basement ductwork

Features may vary with each home

