



# HENDERSON

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## DEVELOPMENTS

### The Duke - 30 Castle Ridge

#### **Distinct Construction Features**

All Permit costs  
Design work suitable for construction  
Site supervision and building layout  
Architecturally controlled exteriors that feature a complementary mix of materials, colours and design.

#### **Windows and Doors**

'North Star' Windows have Triple weather-stripping, Low-e glass and Super Spacer<sup>®</sup> technology  
All operating windows will have screens  
Window and Doorframes foam sealed  
Anniversary collection interior doors  
Oversized Basement windows (sliders)  
Exterior steel insulated doors with weather stripping  
Insulated metal garage door with automatic opener

#### **Exterior Finishes**

Excavation for foundation  
Poured concrete basement walls  
Exterior basement walls framed and

Insulated with R-24 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  
Exterior walls on house built with 2" X 6" construction with R-24 insulation  
Building wrap continuous air barrier  
5/8" Tongue & Groove plywood sub floor glued and screwed  
R-50 insulation in ceilings  
Pre-engineered wood trusses, roof pitch as per plan  
All brick veneer with Stucco accents  
Maintenance free pre-finished aluminum soffit, fascia and trough  
Poured concrete front step with interlocking stairs and front walkway  
Rear wood deck  
Owens Corning Asphalt shingles  
Asphalt paved driveway  
Fully Sodded yard

#### **Flooring Features**

Hardwood in Kitchen, Dining room, Great room, Master bedroom, WIC, Bedroom 2  
Ceramic tile in Foyer, Bathroom, Ensuite & Laundry Room, carpet on Stairs

### **Kitchen Finishes**

Double stainless sink  
Moen Single Lever Tap  
Rough in for dishwasher provided  
Custom kitchen with Granite countertops

### **Interior Features**

Drywall surfaces painted with 3 neutral colours (primer and 2 coats)  
8-foot ceilings on main floor  
Rounded drywall corners  
Large style baseboard and casing  
Coated wire shelving in all closets  
Coffered ceilings  
Garage insulated, drywall and primed

### **Electrical Features**

200 – Amp electrical service with circuit breaker panels  
Two exterior weatherproof plugs plus one in soffit  
White décora switches and décora plates  
Smoke and carbon monoxide detectors wired to panel  
Front entry door chimes  
An exterior light at all points of entry  
Rough in for 4 cables, 4 telephone jacks  
Central vac roughed in for future  
Basement receptacle provided at Panel

### **Plumbing and Bathroom Features**

Custom vanities with Mr. Marble countertops in Main and ensuite  
Main bathroom: Soaker tub with tiled walls  
High toilets  
Ensuite: Acrylic Shower  
Moen Eva chrome taps  
Two exterior frost-free tap  
Pex type water pipes (fewer connections)  
3 piece rough-in bathroom in basement

### **Home Comfort Features**

Lennox 95% High Efficiency gas furnace  
Lennox Central air conditioning  
Lennox Heat recovery ventilator (HRV)  
Gas fired water tank-vented  
Sealed basement ductwork  
Digital programmable thermostat

### **Laundry Room**

Laundry hook ups where laundry provided  
Laundry cabinets over appliances  
Exterior vent provided for dryer

Please note, features may vary with each home