



HENDERSON
DEVELOPMENTS

**13 CASTLE RIDGE - THE PRIMROSE
PRESENTATION SHEET**

Distinct Construction Features

All Permit costs
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[®] technology
Anniversary collection interior doors with choice of hardware
Oversized Basement windows
Insulated metal garage door with automatic opener

Exterior Finishes

Poured concrete basement walls
Exterior basement walls framed and insulated with R-24 to full height from concrete floor with a vapour barrier
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
All brick veneer (Stucco and stone optional)

Poured concrete front step
Rear wood deck as per plan
Owens Corning Oakridge shingles
Asphalt paved driveway
Fully Sodded yard

Flooring Features

As per Builders Selection & allowance

Kitchen Finishes

As per Builders Selection & allowance
Custom kitchen design with Granite countertops
Kitchen Pantry

Interior Features

Drywall surfaces painted with 3 neutral colours, garage insulated, drywall and primed
8-foot ceilings on main floor
Vaulted ceilings in great room
Rounded drywall corners
Large style baseboard and casing
Coated wire shelving in all closets

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, rough in for cable & telephone
Lighting package (allowance)

Plumbing and Bathroom Features

As per Builders Selection
All Moen fixtures
High toilets
White plumbing fixtures (as per plan)

ENSUITE:

Acrylic base shower with tiled walls
Custom Vanity with Granite countertops

Main Bathroom:

Acrylic Tub with tiled walls
Custom Vanity with Granite countertops

Two exterior frost-free tap
3 piece rough-in bathroom in basement
Water softener (optional)
Water line to Fridge (Optional)

Home Comfort Features

Lennox 95% High Efficiency gas furnace
Digital programmable thermostat
Lennox Central air conditioning
Lennox Heat recovery ventilator (HRV)
Water tank-rental
Lennox Gas Fireplace (Optional)
Gas BBQ line (optional)
Gas line for Stove (optional)

Laundry Room

Laundry hook ups where laundry provided
Exterior vent provided for dryer
Cabinets as per plan

Basement

Walk out basement (Optional)
Unfinished basement

Please note, features may vary with each home