



## **13 Castle Ridge - The Primrose**

**Main Floor - 1550sf      Basement - 980sf**

### **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 and fold down window cranks  
Anniversary Interior doors with lever handles choice  
Exterior steel insulated single front door with 1 side lite  
9' patio doors on main floor and basement  
Insulated metal garage door with opener

### **Exterior Finishes**

Poured concrete basement walls  
All insulation to Ontario Building Code standards  
Stone Front and brick veneer 3 sides with Stucco accents  
Maintenance free pre-finished aluminum soffit, fascia and trough  
Poured concrete front porch - Rear wood deck with composite & aluminum railing with no stairs  
Owens Corning shingles  
Asphalt paved driveway  
Fully sodded yard

### **Flooring Features**

As per Builders Selection  
Hardwood, tile & carpet

### **Kitchen Finishes**

As per Builders Selection  
Custom kitchen design with Quartz or Granite countertops pantry with Melamine shelving

### **Interior Features**

Drywall surfaces painted with neutral colours  
Carpet stairs and custom railing  
Garage insulated, drywall and primed  
8-foot Flat ceilings on main floor  
Tray ceiling in great room, Master bedroom & Front Foyer  
Large style baseboard and casing  
Coated wire shelving in all closets

**Electrical Features**

200 – Amp electrical service with circuit breaker panels  
Three exterior weatherproof plugs plus one in soffit  
Front door chimes  
White décora switches and décora plates  
Rough in cable and phone jacks  
Lighting package  
Rough in for Central Vac (unit not supplied)

**Plumbing and Bathroom Features**

As per Builders Selection  
Two exterior frost-free taps  
Water Softener  
Laundry Tub on Main Floor in Laundry room  
Laundry hook ups where laundry provided exterior vent provided for dryer  
Hook up of dishwasher

**All Bathrooms:**

White plumbing fixtures  
American Standard Right Height toilets  
Chrome fixtures from builder's selections

**Ensuite:**

Acrylic Shower base with tiled seat & walls - glass shower door  
Vanity sink and Quartz or Granite countertops

**Main Bathroom:**

2 Piece Bathroom  
Vanity with Quartz or Granite countertops

**Basement Bathroom:**

Vanity with Quartz or Granite countertop  
Acrylic tub with tiled walls

**Home Comfort Features**

Lennox 2 stage High Efficiency gas furnace  
I Comfort Control thermostat  
Lennox Central air conditioning  
Lennox Heat recovery ventilator (HRV)  
Enercare Rental Hot water Tank  
Fireplace with horizontal mantle  
BBQ Gas Line

**Partial walkout basement:**

Finished 980 square feet – Layout as per drawings