

## EASY LIVING INTERIORS

- Your choice of 2 designer colour schemes
- Spacious 9-foot ceilings in all living areas
- Vaulted ceilings in many areas
- Large, over-sized windows provide an abundance of natural light
- Sleek, modern roller blind window coverings
- French closet doors
- Painted wood railings with black metal spindles
- Durable, 10mm laminate wood flooring (25-year warranty provided)
- Stain-proof and fade-resistant polyester carpeting (with high-density underlay)
- Efficient LED lighting throughout, with accent lighting below the fireplace

## COMFORT & CONVENIENCE

- Upgraded party walls for superior sound proofing (ask for details)
- Dual-Head, High-Efficiency Ductless Heat Pumps, located in the main living area and the master bedroom, provide both heating and air-conditioning for year-round comfort
- Natural Gas fireplace
- Natural Gas Hot-Water-on-Demand
- Natural Gas plumbed to the range
- 2 Natural Gas BBQ outlets
- Plumbed for a Central Vacuum system with a convenient Vac-Pan in the kitchen
- Water line plumbed to the fridge
- Pre-wiring included for a garburator
- Window screens throughout
- Fibre-Optic telecommunication network connected to a Smart Panel with multiple telephone/ethernet and cablevision outlets
- Garage door opener with 2 remotes
- Wireless garage keypad
- Pre-wiring included for a hot-tub (excludes breaker)

## CHEF-INSPIRED KITCHENS

- Quartz countertops
- Fully tiled backsplash
- Undermount stainless steel double sink
- Upgraded modern wood cabinetry
- Undercabinet LED strip-lighting
- Sleek, chrome faucet with pull-out spray
- All cabinet doors and drawers upgraded to soft-close hardware
- Industry-leading "Energy Star" stainless steel appliance package includes:
  - KitchenAid 2-door refrigerator with water dispenser
  - KitchenAid 5-burner electric range with true convection
  - KitchenAid dishwasher with hidden touch control
  - KitchenAid over-the-range microwave/hood fan

## DESIGNER BATHROOMS

- Quartz countertops with quartz backsplash
- Undermount rectangular studio sinks
- Cabinet doors and drawers with soft-close hardware
- Tile flooring in both the ensuite bathroom and the main bathroom
- Tub/shower in main bathroom fully tiled, with sliding glass doors
- Walk-in shower in the ensuite bathroom fully tiled, with glass doors
- Lighting above all tubs and walk-in showers
- Upgraded "Right-Height", elongated toilets with soft-close seats

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## LAUNDRY

- Dedicated laundry rooms (in most plans)
- Full-size, front-loading washer and dryer by Whirlpool
- Durable laminate countertop above appliances
- Upper cabinets with soft-close door hardware
- Decorative tile flooring

## EXTERIOR DETAILS

- Westcoast Modern Contemporary design
- Nature-based colour scheme blends seamlessly into the surrounding natural environment
- Maintenance-free torch-on roofing with metal shed-roof accents
- 30-year James Hardie "Color-plus" fibre-cement exterior siding
- Extensive wood trim and fascia detail
- Aluminum deck-railings with full glass panels (on select plans)
- Large Energy Star, low "E", argon gas-filled, double-glazed vinyl windows
- Professional landscaping complements the existing natural vegetation
- Fully-automated, in-ground irrigation system included
- Hose bibs & GFI electrical outlets
- Low-profile, pedestal lighting adjacent to the curb
- Rear yard fencing provided, where conditions permit and as determined by the Developer

## OPTIONS TO UPGRADE

We feel that our homes are so well-appointed that there will be little need to upgrade. However, if you find that we have overlooked something that you need, we will be happy to work with you.

## WARRANTY

National Home Warranty provides:

- 2-year Materials and Labour Warranty
- 5-year Building-Envelope Warranty
- 10-year Structural Defects Warranty

Titan Bay Management

- Is a registered builder with HPO (Home-Owners Protection Office)
- Is a certified "Built-Green" builder

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