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## **DEVONSHIRE PLACE STANDARD FEATURES**

The following items are included in the purchase price

### **EXTERIOR**

- Brick/stone veneer and vinyl shake, per plan
- Prefinished aluminum soffit, fascia and eavestroughs
- Lifetime pro-rated self-seal asphalt shingles
- 10" decorative columns on stone pedestal

### **WINDOWS AND DOORS**

- Double glazed vinyl clad windows with screens
- Galvanized steel window wells with vinyl sliding windows in basements
- Low E, argon filled windows
- 6'0" sliding patio back door
- Steel insulated door to cold cellar and garage to house
- Pre-finished steel insulated (12'x8') overhead garage door
- Interior 800 series door style

### **INSULATION AND DRYWALL**

- R-25 exterior walls
- R-50 attic insulation
- R-32 cathedral/sloped ceiling
- R-17 (R-12 bat, R-5 foam board) basement
- Garages are fully insulated, R-12 walls, R-20 ceiling
- Moisture resistant drywall in bathrooms
- California ceiling finish

### **INTERIOR PAINT**

- 1 coat primer, 2 coats of finished paint
- 4 colours chosen from builder samples

### **TRIM, HARDWARE AND INTERIOR DOORS**

- 2 3/4" colonial casing and 4 1/4" colonial baseboard
- All bedroom closets are completed with shelves, rods and full closet doors
- Brushed nickel interior door hardware
- Exterior grip set on front door

### **FLOORING**

- Engineered hardwood flooring in Living Room and Hallway, chosen from Builder samples
- Tile flooring in Mudroom/Laundry, Kitchen, Eating area and Bathrooms, chosen from Builder samples
- Carpet in bedrooms and stair case per plan, chosen from Builder's samples

### **STAIRS**

- Carpet grade staircases, can upgrade to hardwood stairs
- Handrails and spindles to be chosen from Builder's samples

### **BASEMENT**

- Poured concrete foundation and floor
- Optional cold cellar under front porches
- Unfinished basement includes framed interior load bearing walls only
- Bathroom rough-in (drains only)

### **ELECTRICAL**

- 2 exterior waterproof electrical outlets
- 200 amp panel
- Quality light fixtures supplied by Builder
- Switched outlet in soffit for festive lights
- Ceiling outlet in garage for opener (s)
- Wall outlet in garage

- Smoke/CO2 detectors, as per code
- Doorbell
- 200 amp plug for Dryer and Stove
- Kitchen under-cupboard lighting
- Electrical hydro panel in basement

#### **PLUMBING**

- ABS drains, Polyethylene water lines
- Rental HWT from Reliance Home Comfort (tank/tankless models available)
- Double stainless steel sink in Kitchen
- Pressure balancing valves all tubs and showers
- 2 outside water taps
- Rough-in for future dishwasher
- Taps chosen from builder samples
- Single laundry utility tub
- Hot and cold water taps for washing machine as per plan (including waste water connection)

#### **HVAC**

- High efficiency forced-air gas furnace Builder's standard
- Heat Recovery Ventilator (HRV)
- Duct sized for air conditioning system
- Dryer and range gas line
- Central air conditioning
- External dryer vent as per plan
- All bathrooms are connected to HRV, direct fans are extra if desired

#### **LOW VOLTAGE**

- 3 phone lines rough in
- 3 TV/data lines rough in
- \$800. allowance

#### **KITCHEN**

- Kitchen cabinets chosen from builder samples, as per plan
- Laminate counter tops chosen from Builder's samples, can be upgraded to quartz or granite
- Light valance under cupboard
- See specific kitchen plan for unit
- Dishwasher and microwave rough-in
- Range hood exhaust fan

#### **BATHROOMS**

- Vanity cabinets chosen from builder samples, as per plan
- Laminate counter tops
- 1-piece acrylic tub or shower
- Full mirror over vanity
- White plumbing fixtures in washrooms: China bathroom sink and low consumption toilet
- Glass shower stall in ensuite with tile base and wall (s)

#### **OTHER**

- 8'0" ceiling on main floor 8'0" basement and 8'0" second floor
- Cathedral ceiling in living room and
- Builder to include enrolment fee to Tarion warranty program
- Cathedral shaped ceilings in Living and Dining rooms

#### **COMMON ELEMENTS**

- All units to include a 10x10' rear patio area and includes a wood P.T. privacy fence
- Fully graded and sodded at unit
- Driveways to be completed in concrete with concrete step to front porch
- Each unit to include civic address stone to be positioned over garage door
- A landscape plan to the area includes a tree planting plan and irrigation with sprinklers
- Fencing to the rear property line of Units 1 – 12
- Guest parking, community mail box and onsite garbage enclosure

Snyder Development Corporation Inc. reserves the right to make substitutions to products and suppliers of equal or better quality if necessary. All choices are to be made from the Builder's samples and the Builder's suppliers. Room dimensions may vary; have minor changes. May 30, 2018