

# CARSON RIDGE ESTATES

GregorHomes.com

## EXTERIOR

- Quality all clay brick exteriors with quoined corners on front elevation where shown
- Stone window sills and keystones
- Masonry stone house number
- 7" aluminum friese board under soffits
- Colour co-ordinated, 25 year asphalt shingles
- Asphalt driveway
- Fully sodded lot
- Precast patio stone slabs at front, side and rear entrances

## FRAMING CONSTRUCTION

- Sub-floors with kiln dried lumber, nailed and screwed
- Raised rafters (raised heel) for improved insulation
- 9/12 roof pitch
- 2" x 6" at 24" on centre exterior walls (Advance Framing System)
- Truss joist floors
- Cathedral or coffered ceiling in family room (maximum 400 square feet)
- 9' finished ceiling height main floor, 8' ceiling height basement and second floor
- Oversized garage (additional 50 square feet)

## WINDOWS AND DOORS

- All windows and sliding doors are energy saving Low-e coated Argon Gas filled
- Vinyl casement windows grills on front elevations
- Maintenance-free vinyl sliding windows on side and rear elevations
- 8' wide white vinyl clad sliding doors typical on most models
- Pre-finished, insulated, raised panel, steel garage door

## PLUMBING

- White, water-conserving toilets with insulated tanks
- 2 exterior faucets with shut-off tap and anti-syphon valves

- Rough-in for dishwasher
- Energy saving, high efficiency, direct-vented rental hot water tank
- In wall hose and drain connection in finished laundry room
- Frameless shower enclosure in ensuite bath
- Second sink in main bathroom (as per plan)
- 5' soaker tub in ensuite and main bathroom (as per plan)

## HEATING, AIR CONDITIONING AND VENTILATION

- Energy-saving, high efficiency gas furnace with 2 speed fan and programmable thermostat
- Air conditioning (maximum size 3 1/2 ton)
- Cold air returns in each bedroom, main living areas and basement
- Energy-saving, full ducted Heat Recovery Ventilator (HRV) including timer
- HRV controls in each finished bathroom and in laundry room
- Taped and sealed ductwork in unfinished areas

## ELECTRICAL

- 100 amp service
- 2 exterior outlets on GFI circuit
- Carbon monoxide detectors in bedrooms
- Door chime
- Ceiling light fixtures in finished areas with energy-efficient compact fluorescent light bulbs
- 3 exterior coach lamps on front elevation, side and rear elevation
- Designer light fixture over garage door
- 7 exterior pot lights
- White Decora switches and plugs throughout
- Switched outlet in living room

## IN WALL ROUGH-INS

- Total of 8 phone/cable rough-ins

## INSULATION

- R40 energy-conserving ceilings (exceeds building code)

- R12 basement exterior walls insulated to floor (exceeds building code)
- R24 exterior walls with energy-saving Advanced Framing (R19 Batt plus R5 insulated exterior cladding)
- Super sealed air barrier to reduce drafts and save energy

## INTERIOR FINISH

- California knock-down ceiling spray throughout (except wet areas listed below)
- Smooth ceiling finish in kitchen, laundry, bathrooms and closets
- Mirrored sliding doors on front foyer closet
- Victorian trim package
- Solid oak railings, oak pickets and oak shoe
- Natural Varathane finish on railings and pickets
- Satin-chrome interior door hardware
- Coated wire rack shelving in all closets
- 3 coats of paint (one coat primer, two coats finished)
- Rough-in for central vacuum including finished outlet covers with adjacent finished electrical outlets so that entire house can be vacuumed with 30' of hose. Central vac system trunked to garage

## KITCHEN CABINetry

- 3 5/8" solid Maple or Oak cabinets
- Granite countertop kitchen and pantry from Builder's standard samples
- Microwave shelf with electrical outlet
- Bank of drawers
- Rough-in for dishwasher

## BATHROOM AND LAUNDRY FINISH

- Banjo countertops extending above toilet tank
- Full height ceramic tile tub surround
- Extra wide mirror extends the full width of the vanity
- Countertop extending over washer and dryer
- Upper cabinets installed in laundry room
- Laundry tub enclosed in vanity

## FIREPLACE FINISH *(where applicable)*

- Gas fireplace with fan and brass trim
- Ceramic facing and ceramic hearth
- White painted wood mantle and side supports

## FLOORING

- Ceramic tile floor in foyer, kitchen, breakfast nook, finished bathrooms, finished laundry areas
- 3/4" Preverco hardwood living room, dining room (maximum 1,250 square feet)
- 36 ounce broadloom with underpad in finished living areas including stairs and stair stringers

## BASEMENT

- Concrete basement walls 8' high. Exterior protected with drainage layer that exceeds the Ontario Building Code
- Warp-free, environmentally friendly, steel studding at 24" on centre on basement exterior perimeter walls with energy-saving R12 insulation and vapour barrier from floor to ceiling
- Submersible sump pump
- Rough-in for 3 piece bathroom in basement

## WALK OUT FROM BASEMENT *(where applicable)*

- Brick rear elevation to grade
- Oversized basement windows including one measuring 72" x 48" and one measuring 48" x 48"
- Sliding door at walk out (minimum 5' wide)
- Sliding door from main floor (minimum 5' wide) to 8' x 12' deck with 2' x 2" picket railing
- Rigid foam insulation under floor at walk out
- Exterior plug, light and switch at walkout
- Floor heating runs at walk out

## WARRANTY

- Seven year warranty from Tarion Warranty Program
- Award-winning after sales service

*The vendor reserves the right to substitute an item with one of equal or greater value. E&OE. January 2009*

