

# Maplewalk

by the Brook

GregorHomes.com

## EXTERIOR

- Quality all clay brick exteriors with quoined corners on front elevation where shown
- Stone window sills and keystones
- Colour co-ordinated, 25 year asphalt shingles
- Fully sodded lot
- Precast patio stone slabs at front, side and rear entrances

## FRAMING CONSTRUCTION

- Sub-floors with kiln dried lumber, nailed and screwed
- 2" x 6" at 24" on centre exterior walls (Advance Framing System)
- 8' finished ceiling height per floor, including basement

## 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
- 5' wide white vinyl clad sliding doors
- Pre-finished, insulated, raised panel, steel garage door

## PLUMBING

- White, water-conserving toilets with insulated tanks
- 1 exterior faucets with shut-off tap and anti-syphon valves
- Energy saving, high efficiency, direct-vented rental hot water tank

## HEATING, AIR CONDITIONING AND VENTILATION

- Energy-saving, high efficiency gas furnace with 2 speed fan and programmable thermostat
- Ductwork sized for future air conditioning
- Cold air returns in main living areas and basement
- Energy-saving Heat Recovery Ventilator (HRV)
- Taped and sealed ductwork in unfinished areas

## ELECTRICAL

- 100 amp service
- Two 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
- Three exterior coach lamps on front elevation, side and rear elevation
- Switched outlet in living room

## IN WALL ROUGH-INS

- Total of 8 phone/cable rough-ins

## INSULATION

- R40 energy-conserving ceilings
- R12 basement exterior walls insulated to floor
- 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

- Finished drywall ceilings with contemporary texture spray in living areas and bedrooms
- Smooth ceiling finish in kitchen, laundry, bathrooms and closets
- Mirrored sliding doors on front foyer closet
- Four inch casing and baseboard
- Painted railings, pickets and shoe
- Natural Varathane finish on railings and pickets
- Brass interior hardware
- Coated wire rack shelving in all closets

## KITCHEN CABINETRY

- 3/4" Oak or Maple kitchen cabinets

## BATHROOM FINISH

- Full height ceramic tile tub surround
- 30" x 30" mirror above vanity, including vanity light

## 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
- 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

- Wrap insulation 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.*

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