



# Mahogany Show Home | Heartwood

47' Single Family Home

THE FOLLOWING ITEMS ARE AVAILABLE AS ADDITIONAL INVESTMENTS THROUGH THE MINTO DESIGN CENTRE.

## Great Room

- Gas fireplace with modern inside framing
  - Fireplace mantel not installed for this Show Home
  - Designer selected plaster surround
- Engineered red oak hardwood flooring
- LED pot lights

## Den

- Engineered red oak hardwood flooring

## Dining Room

- Flex plan option to open to great room
- Engineered red oak hardwood flooring
- LED pot lights

## Kitchen and Breakfast Area

- Kitchen redesign:
  - Island turned 90 degrees and extended
  - Pantry and side wall of cabinetry removed, staircase railing open to kitchen
  - Kitchen enlarged at Mudroom (Mudroom reduced)
  - Microwave relocated
- Pot and pan drawers
- Two tier cutlery drawer
- Designer selected backsplash
- Two-toned flat panel cabinetry in high gloss white and walnut
- Flip doors
- Decorative hood fan with extended wall tile
- Quartz countertop with square edge nosing
- Engineered red oak hardwood flooring
- LED pot lights and puck lights under cabinets

## Upper Hall

- Engineered red oak hardwood flooring
- Insulated LED pot lights

## Master Bedroom

- Engineered red oak hardwood flooring
- Insulated LED pot lights
- Additional reach-in closet

## Master Bedroom Ensuite

- Ensuite redesign
  - Shower and tub locations reversed
  - Extra window
- Designer selected ceramic flooring
- Floating vanity with flat panel cabinetry in walnut
- Quartz countertop with square edge nosing
- Designer selected bathtub ceramic wall tiles
- Shower with seamless glass door, ceramic wall tiles, ceramic tile base and vertical accent row
- Insulated LED pot lights

## Bedrooms

- Carpet with high density foam

## Bathroom #2

- Designer selected ceramic flooring
- Floating vanity with flat panel cabinetry in white-wash wood finish
- Quartz countertop with square edge nosing
- Designer selected bathtub ceramic wall with accent tiles

## Laundry Room

- Upper cabinet with flip doors and open shelves in high gloss white
- Optional cabinetry beside linen, in high gloss white with quartz countertop with square edge nosing
- Designer selected ceramic flooring
- LED puck lights under cabinets

## Basement

- Oak staircase open to basement with lobby

## Mechanical

- Power humidifier
- Central air conditioning

## Powder Room

- Designer selected ceramic flooring

## Other Areas

- Increase main floor ceiling height to 10'
- Increase second floor ceiling height to 9'
- Engineered white oak hardwood flooring in Lower Hall
- Designer selected ceramic flooring in Foyer and Mudroom
- Crown moulding in Lower Hall and Foyer
- Exterior LED pot lights in soffit
- Exterior eavestrouthing

## Throughout

- Upgraded interior passage doors to 8'
- Staircase carpet runner
- Stained oak staircase with stainless spindles, oak handrail and posts
- Interior door hardware
- Cabinet door hardware
- Baseboards and casings
- Soft-Close Technology on cabinetry

## Home Technology

- Automated lights
- Audio system
- Security system
- Surveillance

THE FOLLOWING ITEMS ARE NOT AVAILABLE THROUGH THE MINTO DESIGN CENTRE AND ARE DISPLAYED FOR DECOR PURPOSES ONLY:

- Custom wallpaper and paint
- Artwork and decorative mirrors
- Decorative light fixtures
- Furnishings, accessories and window treatments
- Appliances
- Designer selected plumbing fixtures may become discontinued (such as sinks, faucets, toilets, shower heads, bathtubs, etc.)