

36' Lots

Features & Finishes

Energy Efficient Features

- LEED® for Homes Canada Certification
 - Whole house air leakage test program inspected by independent 3rd party professional
- Reduced Energy Consumption
 - Enhanced Insulation R-values: ATTIC R50, EXTERIOR WALLS R22, FULL HEIGHT BASEMENT WALLS R20
 - Windows: Energy Star qualified Low e/Argon filled
- Heating and Ventilation System
 - Forced air HIGH EFFICIENCY gas furnace with c/w upgraded 'Merv 8' air filter
 - HRV (Heat Recovery Ventilator)
 - HIGH EFFICIENCY power vented natural gas TANKLESS water heater (rental)
 - Energy Star® qualified 5 + 2 day programmable thermostat
 - All main and secondary supply and exhaust ducts sealed
- Water Efficiency
 - HIGH EFFICIENCY 'low-flow' plumbing fixtures
 - HIGH EFFICIENCY toilets
 - Drain Water Heat Recovery System
- Lighting
 - 100% compact fluorescent lighting where possible
- Superior Indoor Air Quality and Health Attributes
 - Low VOC paints
 - Green Guard Insulation
 - Green Label Plus Carpet
 - Carbon Monoxide Detector
 - Passive Radon Protection as per Environment Canada specifications
- Low-Impact and Environmental Preferred Products
 - Construction materials with recycled content
 - Locally manufactured products
 - Non invasive plant species
 - Construction waste and diversion program by 3rd party contractor

Gourmet Kitchen Features

- Choice of custom crafted European-style cabinets with 36" tall uppers (purchaser's choice from Minto's blue level (L1) selections)
- Microwave shelf with electrical outlet
- Choice of cabinet hardware (purchaser's choice from Minto's yellow level selections)
- 24" deep upper cabinet above fridge
- 36" wide X 70" tall fridge opening
- 180 degree hinged lower corner cabinets in selected models
- 45 degree upper corner cabinet (if applicable, as per plan)
- Double bowl stainless steel sink with single lever faucet and vegetable spray
- CERAMIC TILE backsplash (purchaser's choice from Minto's blue level (L1) selections)
- Laminate countertop (purchaser's choice from Minto's blue level (L1) selections)
- Upgraded STAINLESS STEEL kitchen exhaust hood fan
- Rough-in for future dishwasher
- Flush breakfast bar with island (if applicable, as per plan)

Luxurious Bathroom Features

- Choice of custom crafted European-style cabinets with molded laminate countertop backsplash in main and ensuite bathrooms (purchaser's choice from Minto's blue level (L1) selections)
- White plumbing fixtures throughout, including ceramic oval sinks in main and ensuite bathrooms and pedestal sink in powder room
- Chrome towel bar and toilet paper holders in main and ensuite bathrooms, chrome towel ring and toilet paper holder in powder room
- Full width mirrors and chrome light fixture in all bathrooms
- Single lever control faucets in all bathrooms
- High gloss acrylic soaker tub in ensuite, with ceramic wall tile tub deck, tub face and 16" high tub backsplash (purchaser's choice from Minto's yellow level selections)

- Washer Box connection for ground and second floor laundry room locations, washer and dryer locations as per plan
- Laundry tub with hot and cold water faucets installed (as per plan)
- Shut-off valves at all sinks and laundry tub
- Collector pan or single throw valve for laundry in or on 2nd floor
- Hygrometer provided with each home
- Kitchen hood fan with 6" exhaust vented to exterior
- Dryer exhaust vented to exterior
- All bathroom fans vented to exterior
- Rough-in for central vacuum
- Ductwork professionally cleaned prior to occupancy

Electrical Features

- Circuit breaker type panel with 100 AMP service
- 3 telephone (CAT-5) outlets in choice of rooms
- 3 cable TV (RG-6) outlets in choice of rooms
- Home Director panel
- Capped light fixture in dining room ceiling with switch as per plan
- Ceiling mounted light fixtures in all bedrooms
- Exterior coach light fixture at front entry and pot light in soffit over garage (where plan permits)
- White DECORA STYLE light switches & outlets throughout
- Two electrical outlets in garage (one located in ceiling for future garage door opener)
- Tamper-proof electrical outlets throughout
- GFI (ground fault indicator) protection in all bathrooms
- Two exterior weatherproof electrical outlets provided on dedicated circuit
- Electronic front door chime
- Smoke detectors as per OBC requirements

SOLID CONSTRUCTION FEATURES

- Exterior walls 2" x 6" (excluding garage); Interior walls 2" x 4"
- Floors: ENGINEERED FLOOR JOISTS

Superior Interior Features

- 9' 0" high ceiling on Ground Floor and 8' 0" ceiling on Second Floor (except in areas where architectural designs, mechanical or duct work require ceiling height to be lowered.)
- Transom window over front entry door
- Direct-vent natural gas fireplace with switch, high tempered glass, black trim and modern designed mantle.
- 36oz polyester carpet with 9mm (3.5ft per cubic foot) chip foam underpad
- CERAMIC TILE in entrance foyer, kitchen and breakfast area, mud room and all bathrooms and ground floor or second floor laundry room (if applicable, as per plan. Purchaser's choice from Minto's yellow level selections)
- Oak Spindles (classic 1000), newel posts, and handrails with choice of Minto's included stain colour.
- 2 panel style interior passage doors with satin chrome hardware, including walk-in closets (as per plan)
- 4 1/8" Colonial style baseboards
- 2 3/4" Colonial style window casings
- White vinyl sliding closet doors on all closets except front entrance and walk in closets
- Panel style sliding or swing door(s) on front entrance closet (if applicable, as per plans)
- Solid white vinyl covered shelving in all closets
- Stippled ceilings with 5" smooth borders in all rooms except for kitchen, breakfast, bathrooms, powder room, and finished laundry room - which have smooth ceilings
- Ceilings to be painted white with flat latex paint, all interior trim & interior doors to be painted white with semi-gloss latex paint
- All interior walls painted with matte finish latex paint (Purchaser's choice of 1 paint colour throughout from Minto's included 4 standard paint colours)
- Stair low walls to include painted white capping (where applicable)
- Master bedroom walk-in closet double rod and shelf (if applicable, as per plan)

- Separate shower stall door, light fixture and ceramic wall tile to ceiling in ensuite stand alone shower (selected models only as per plan)

- 5-foot long rectangular bathtub in main bathroom with ceramic wall tile to ceiling in tub enclosure of main bathroom (purchaser's choice from Minto's yellow level selections)

Superior Exterior Features

- Architecturally inspired exteriors with vinyl cladding and/or brick and stone exterior as per plans including pre-finished maintenance free aluminum soffits and fascia
- Lifetime limited warranty self-sealing asphalt roof shingles with upgraded roof ventilator
- Low-e/Argon operational windows with vinyl jamb extensions and folding operator lever hardware (as per plan)
- 6' wide sliding patio door with transom in breakfast area (as per plan)
- Oversized vinyl clad slider basement windows with vinyl jamb extensions
- All operable windows and patio doors include screens
- Low maintenance posts and railings on front porch (as determined by exterior colour package)
- Colonial style fiberglass-clad insulated front entrance door with sidelight in selected models (as per plan)
- Classic design embossed steel sectional garage door complete with window inserts (as per elevation plans)
- Colonial style fiberglass-clad insulated direct access door from garage to home (where grade permits)
- Satin chrome grip set with deadbolt on front door
- House number plaque
- Frost-free hose bib in garage & at rear of home
- Pressure-treated wood steps at rear entrance

Mechanical And Plumbing Features

- Ducting sized for future air conditioning
- Polyethylene water plumbing system
- Rough-in for future 3-piece bathroom in basement

- Subfloor: HIGH PERFORMANCE tongue and groove OSB
- Kiln dried lumber
- Poured concrete footings, foundation walls and basement floor
- Basement perimeter walls framed with studs including vapor barrier
- Basement floor sealed in all unfinished areas
- Drainage tiles at perimeter
- Garage fully insulated and drywalled
- Re-inforced concrete garage floor with concrete sealer
- High-density polyethylene drainage membrane on exterior of foundation walls

Attractive Landscaping Features

- Fully sodded lot, tree planting as per landscape plan and asphalt paved driveway