

Avenue Towns

Features & Finishes

Energy Efficient Features:

01. LEED for Homes Canada Certification:
 - Whole house air leakage test program inspected by independent 3rd party professional
02. Reduced Energy Consumption:
 - Enhanced Insulation R-values: ATTIC R-50, EXTERIOR WALLS R-24, 2" RIGID INSULATION UNDER BASEMENT FLOOR R-10
 - Windows: Energy Star qualified Low-e argon filled
03. Heating & Ventilation System:
 - Forced air HIGH EFFICIENCY gas furnace with c/w upgraded "Merv 8" air filter
 - HIGH EFFICIENCY power vented natural gas TANKLESS water heater (rental)
 - Energy Star qualified 5 + 2 day programmable thermostat
 - All main & secondary supply and exhaust ducts sealed
04. Water Efficiency:
 - HIGH EFFICIENCY "low flow" plumbing fixtures
 - HIGH EFFICIENCY toilets
05. Lighting:
 - 100% compact fluorescent lighting where possible
06. Superior Indoor Air Quality & Health Attributes:
 - Low VOC paints
 - Green Guard Insulation
 - Green Label Plus Carpet
 - Carbon Monoxide Detector
 - Passive Radon Protection as per Environment Canada specifications

07. Low Impact & Environmental Preferred Products:

- Construction materials with recycled content
- Locally manufactured products
- Non invasive plant species
- Construction waste and diversion program by 3rd party contractor

Superior Interior Features:

08. 9' ceilings on 2nd floor living space
09. Transom over patio door for superior natural light
10. 36 oz polyester carpet with 9mm foam underpad
11. CERAMIC TILE flooring in foyer, laundry room, bathrooms, kitchen & nook (purchaser's choice from Minto's yellow level selections)
12. Stair low walls to include painted white capping (where applicable)
13. Two panel style interior passage doors with satin chrome hardware, including walk in closets (as per plan)
14. White vinyl sliding closet doors on all closets except front entrance & walk in closets
15. Panel style sliding door on front entrance closet (as per plan)
16. Solid white vinyl covered shelving in all closets
17. Stippled ceilings with 4" smooth border except bathrooms, kitchen & nook area
18. 4 1/8" colonial style baseboards & 2 3/4" window casings
19. Ceilings painted with flat latex white paint, interior trim & interior passage doors painted with semi-gloss latex white paint (low VOC paint)
20. All interior walls painted with matte latex low VOC paint (purchaser's choice of 1 paint colour throughout from Minto's included 4 standard paint colours)

Gourmet Kitchen Features:

21. Choice of custom crafted European-style cabinets (purchaser's choice from Minto's yellow level selections)
22. Choice of cabinet hardware (purchaser's choice from Minto's yellow level selections)
23. 12" deep component above fridge
24. 34 x 70" fridge opening
25. 180-degree hinged lower corner cabinets in selected models
26. Double bowl stainless steel sink with single lever faucet & vegetable spray
27. Laminate countertop (purchaser's choice from yellow level selections)
28. Upgraded STAINLESS STEEL exhaust hood fan
29. Rough in for future dishwasher
30. Flush breakfast bar with island (is applicable, as per plan)

36. 5' long rectangular bathtub in bathrooms as per plans

37. Ceramic wall tile to ceiling in tub enclosure of main bathroom (& ensuite, if applicable)

Superior Exterior Features:

38. Architecturally inspired exteriors with vinyl cladding and/or brick exterior as per plans including pre-finished low maintenance aluminum soffits and fascia
39. Lifetime limited warranty self-sealing asphalt roof shingles with upgraded roof ventilator
40. Low-e argon operational windows with vinyl jamb extensions & folding operator lever hardware as per plans - sliding patio door with transom
41. All operable windows & patio door include screens
42. Low maintenance decorative posts on front porch
43. Colonial front insulated fiberglass entrance door with window & sidelight
44. Embossed steel sectional garage door complete with window inserts
45. Colonial insulated direct access door from garage to home
46. Address numbers to match exterior door hardware finish
47. Frost-free hose bib in garage

Electrical System Features:

48. 100 amp electrical circuit breaker system (location of electrical panel and utility meters are determined by the underground services & could be on either side of block)
49. 3 Cat-5 telephone outlets in choice of rooms. 3 RG6 cable outlets in choice of rooms - location of Home Director panel is determined by electrical panel
50. Ceiling light fixture in all bedrooms

Beautiful Bathroom Features:

31. Choice of custom crafted European-style cabinets (purchaser's choice from Minto's yellow level selections) with molded countertop backsplash in main & ensuite bathrooms
32. White plumbing fixtures throughout, including ceramic oval sinks in main & ensuite bathroom & a pedestal sink in powder room
33. Chrome towel bar & toilet paper holders in main (& ensuite baths, if applicable) chrome towel ring & toilet paper holder in powder room
34. Full width mirrors & chrome light fixture in all bathrooms
35. Single lever control faucets in all bathrooms

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51. Coach light at front entry door & garage
 52. White "Decora" style light switches & outlets throughout
 53. Tamper-proof electrical outlets throughout
 54. Two exterior weatherproof electrical outlets provided on dedicated circuit - front porch and second floor deck as per plan
 55. Two electrical outlets in garage (one in ceiling for future garage door opener)
 56. Rough in for central-vac
 57. Front door chime
 58. Smoke detector & carbon monoxide detector installed as per code

72. Subfloor Tongue & Groove OSB floor
73. Kiln dried lumber
74. Poured concrete slabs
75. Garage fully drywalled & taped
76. Re-inforced concrete garage floor with concrete sealer

Attractive Landscaping Features:

77. Fully sodded lot, tree planting as per landscape plan and asphalt paved driveway (can only be done effectively after three seasons have passed in order to allow for ground settlement and under favourable weather conditions, generally occurring during the period between May 1 and November 15)

Mechanical & Plumbing Features:

59. Heating ducts sized for future air-conditioning
60. Polyethylene water plumbing system
61. Connection for washer & dryer as per plan.
62. Shut-off valves at all sinks
63. Collector pan or single throw valve in or above living spaces
64. Hygrometer provided with each home
65. Kitchen hood fan vented to exterior with 6" duct
66. Dryer exhaust vented to exterior
67. All bathroom fans Energy Star and vented to exterior
68. Ductwork professionally cleaned prior to occupancy

Solid Construction:

69. Exterior walls 2" x 6" wood and/or steel studs
70. Interior walls 2" x 4" wood and/or steel studs
71. Floors pre-engineered joists