



With an inviting foyer, open-concept kitchen, and elegant separate dining room the Fitzroy has an impressive stature. Plus, you'll love the added storage space in the mudroom just off the garage.

The following items in the Fitzroy Model Home are available as additional investments through the Minto Design Centre:

#### Great Room

- Gas fireplace with modern inside framing (discontinued)
- Decorative ceiling
- Engineered brushed oak hardwood flooring
- LED pot lights

#### Dining Room

- Engineered brushed oak hardwood flooring
- Urban Collection crown moulding
- LED pot lights

#### Kitchen and Breakfast Area

- Quartz countertop with waterfall feature on island
- Soft-close technology
- Pot and pan drawers
- Microwave shelf relocated to lower cabinet
- Chimney style hood fan
- Designer Selected mosaic backsplash
- Engineered brushed oak hardwood flooring
- LED pot lights
- LED puck lights

#### Upper Hall

- Engineered brushed oak hardwood flooring
- Millwork linen closet
- Urban Collection crown moulding
- Insulated LED pot lights

#### Master Bedroom

- Flex Plan: Second Floor Layout D (2 W.I.C. in Master)
- Engineered brushed oak hardwood flooring
- Urban Collection crown moulding
- Insulated LED pot lights

#### Master Bedroom Ensuite

- Designer Selected ceramic flooring
- Designer Selected shower ceramic wall with accent tiles
- Designer Selected ceramic shower base with glass doors
- Quartz countertop
- Freestanding soaker bathtub
- Insulated LED pot lights

#### Bedrooms

- Carpet with high density foam
- Engineered oak hardwood flooring in Bedroom #2

#### Main Bathroom

- Designer Selected ceramic flooring
- Designer Selected bathtub ceramic wall with accent tiles
- Quartz countertop

#### Laundry Room

- Upper cabinetry and hardware
- Designer Selected ceramic flooring

#### Basement

- Carpet with high density foam on lower stairs
- Open staircase with lobby

#### Powder Room

- Designer Selected ceramic flooring

#### Other Areas

- 9' ceiling on Second Floor including window height increase
- Designer Selected ceramic flooring in Mudroom, Lower Hall, and Foyer
- Urban Collection crown moulding Foyer and Lower Hall
- Lookout elevation (depending on site conditions)
- Exterior LED pot lights in soffit
- LED pot lights in hall outside of Powder Room and Garage

#### Throughout

- Coloured window and exterior door frames
- Stained oak staircase
- Stained oak posts with stainless steel detail
- Stainless steel spindles and supports
- Modern oak handrails
- Moulded classic design style 8' interior doors
- Interior door hardware
- Smooth painted ceiling on second floor
- Staircase carpet runner

#### Home Technology

- Automated lights
- Audio system
- Security system
- Surveillance

#### Mechanical

- Power humidifier
- Central air conditioning

The following items are not available through the Minto Design Centre and are displayed for decor purposes only:

- Decorative light fixtures
- Vanity bar light in Powder Room, Master Bedroom Ensuite, and Main Bathroom
- Second set of upper cabinets with glass doors in Kitchen
- Sliding barn doors in Bedroom #2 (rough in available)
- Custom wallpaper and paint
- Eavestroughing
- Artwork and decorative mirrors
- Furnishings, accessories and window treatments
- Appliances
- Winders at staircase (in lieu of landing)

The Minto Design Centre offers the most current features and finishes to our homeowners. Ask your Design Consultant for information today as options are subject to change.