



The generous layout of the Noble lends itself to the unique features of this home, such as the sunken second-floor family room and spacious open kitchen, and formal dining room separated by a servery.

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

Great Room

- 46" linear fireplace
- Fireplace mantel not installed
- Designer selected tile surround
- Decorative ceiling B
- Television package including additional electrical outlet above fireplace with conduit to telephone/cable outlet in room
- Additional data network plug above fireplace

Kitchen

- Flex plan: Optional kitchen layout A
- Decorative hood fan
- Extended backsplash tile behind decorative hood fan
- Gas stove rough-in
- Under-cabinet puck lighting, including double shelf inside cabinetry
- Double waterfall countertop on island
- Capped outlets above island with additional switch
- Cabinetry shelves
- 42" upper cabinet doors with lift-up doors
- Two separate cabinetry selections
- Pot and pan drawers
- Glass doors in den cabinetry
- Matching interior finish in glass door cabinetry
- Additional drawer in island above recycle centre
- Recycle centre
- Designer selected undermount sink
- Designer selected faucet

Family Room

- 46" linear fireplace
- Designer selected tile surround
- Fireplace mantel not installed
- Television package including additional electrical outlet above fireplace with conduit to telephone/cable outlet in room
- Additional data network location above fireplace

Lower Hall

- Decorative bulkheads removed in foyer to lower hall
- Decorative bulkheads removed in lower hall to dining room
- Decorative bulkheads removed in lower hall to den

Basement

- Flex plan: Optional finished basement rec room
- Television package including additional electrical outlet at wall height with conduit to telephone/cable outlet below
- Designer selected floating floor
- Additional electrical outlet by water shut off

Master Bedroom

- Decorative ceiling A
- Additional light fixture in entrance of room

Master Bedroom Ensuite

- Two-sided seamless glass shower enclosure with brushed bronze trim
- Shower pot light
- Ceramic tile shower base
- Designer selected accent tile on shower wall
- Designer selected accent tile behind toilet and vanity wall
- Designer selected freestanding bathtub
- Additional pot lights, including switch above bathtub and toilet
- Floating vanity

Bedrooms #2, #3 and #4

- Designer selected carpet and underpad

Bathroom #2

- Floating vanity

Bathroom #3

- 5' shower in lieu of bathtub with ceramic tile shower base
- Designer selected shower door with matte black trim

Powder Room

- Designer selected pedestal sink

Exterior

- Look-out lot condition including large deck
- Additional exterior pot lights
- Additional soffit plugs on second storey
- Designer selected front door hardware
- Exterior window colour in black

Home Technology

- Built in ceiling speakers
- Audio system

Laundry Room

- Optional laundry cabinets and pantry

Mechanical

- Central air conditioning
- Power humidifier

Throughout

- Designer selected tile
- Designer selected hardwood
- LED potlights
- Interior door hardware
- Interior door style
- Designer selected kitchen, bathroom and laundry room cabinetry
- Designer selected cabinetry hardware
- Soft close technology on all cabinetry
- Quartz countertops with undermount sinks
- Designer selected faucets
- Designer selected toilets
- Interior baseboards and door/window casings

Other Areas

- Oak main staircase with black metal spindles, oak handrail and posts
- Carpet runner on main staircase
- Open stair to basement including removal of basement door and surrounding walls/bulkhead
- Oak basement staircase with black metal spindles, oak handrail and posts
- Carpet runner on basement staircase
- Additional railing and spindles on basement staircase
- Central vac completion in garage
- 8' doors on main floor
- Smooth ceilings on second floor & basement

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

- Custom side elevation "D" added for streetscape enhancement due to the location of this home within the community, including additional brickwork, siding and transitions
- Custom wallpaper and paint
- Artwork and decorative mirrors
- Decorative light fixtures
- Furnishings, accessories and window treatments
- Appliances
- Painted floor in storage and mechanical rooms in basement
- Denson HVAC system which includes ports on ceiling, elimination of heating vents and cold air returns, and reduction of bulk head and wall sizing
- Telecom boxes in mechanical room
- Basement insulation system including drywall on all exterior walls in mechanical/and or storage rooms
- Eavestroughing
- Wi-Fi-enabled upgrade package through Enercare Smarter Homes™ (cameras, switches, water shut off valve, security system, automated lighting)