



Elegance and luxury come together seamlessly in the Killarney. The raised family room between the first and second floor features soaring ceilings, a statement fireplace, and an optional covered balcony.

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

Great Room

- Decorative ceiling
- Engineered walnut hardwood flooring
- Colonial profile crown moulding (discontinued)
- Terrace doors in lieu of fireplace
- LED pot lights

Den

- LED pot lights

Dining Room

- Engineered walnut hardwood flooring
- LED pot lights

Kitchen and Breakfast Area

- Flex Plan: Kitchen Layout B
- Gas rough-in for stove
- Quartz countertop
- Two-toned kitchen cabinets
- Optional pantries
- Soft-close technology
- Pot and pan drawers
- Chimney style hood fan
- Designer Selected ceramic flooring
- Terrace doors in lieu of patio door
- LED pot lights

Family Room

- Sloped ceiling (depending on elevation)
- Engineered walnut hardwood flooring
- Electric fireplace with modern inside framing (discontinued)
- Insulated LED pot lights

Upper Hall

- Engineered walnut hardwood flooring
- Insulated LED pot lights

Master Bedroom

- Engineered walnut hardwood flooring
- Colonial profile crown moulding (discontinued)
- 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 seamless glass shower door
- Quartz countertop
- Freestanding soaker tub
- Insulated LED pot lights

Bedrooms

- Carpet with high density foam
- Closet swing doors

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

- Finished Basement
- Increased basement height
- LED pot lights

Powder Room

- Designer Selected ceramic flooring
- Designer Selected ceramic accent 3D tiles (discontinued)

Other Areas

- Designer Selected ceramic flooring in Foyer
- Lookout elevation (depending on site conditions)
- Exterior LED pot lights in soffit

Throughout

- Coloured window and exterior door frames
- Stained oak stairs tread with painted risers and stringers
- Painted oak posts
- Stainless steel spindles and supports
- Painted oak handrails
- Molded Craftsman Conmore style interior doors
- Interior door hardware
- Elegantly detailed baseboards and casings
- Smooth painted ceiling on second floor
- Staircase carpet runner

Home Technology

- Automated lights
- Audio system
- Security system
- Surveillance

Mechanical

- Power humidifier
- Central air conditioning

Net Zero Investments

- Drain water heat recovery pipe
- Increased insulation and air tightness
- Triple pane Energy Star® qualified Zone D windows
- Mitsubishi cold climate heat pump furnace
- Ecobee 3 smart thermostat
- Hot water heat pump
- HRV Energy Star® qualified with control unit and interconnected to forced air system and ECM
- Gas rough-in provided for potential future gas connection
- Larger capacity electrical panel (availability to be confirmed by site)



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

- Decorative light fixtures
- Large deck off Great Room
- Accent wall in Great Room
- City plastering ceiling medallion in Dining Room
- Wet bar in Basement
- Terrace door in Basement
- Glass wall divider in Basement
- Dog bath in Basement
- Vanity bar light in Powder Room, Master Bedroom Ensuite, and Main Bathroom
- Kitchen backslash

- Decorative plaster ceilings in Family Room, Great Room and Master Bedroom
- Millwork linen closet in Upper Hall
- Accent wall moulding in Entrance and Great Room
- Appliances
- Custom wallpaper and paint
- Eavestroughing
- Artwork and decorative mirrors
- Furnishings, accessories and window treatments

- Solar panel system
- Extra light over freestanding bathtub in Master Bedroom Ensuite

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.