

The *IRONWOOD*

(Lot 11) Falcon Cres



Features

Interior Finish

- Electric Forced Air Heating – Heat Pump Ready
- Tile / wood laminate in the entrances
- Walls are painted drywall (colors per interior design specification)
- Two Color Board Options - Silkwood or Palmwood color schemes
- Ceilings, texture-finished, drywall to all areas except bathrooms, laundry and kitchen which are painted
- Sheet vinyl flooring in main bathroom, laundry and storage
- Hallways and bedroom flooring is carpet
- Doors are two section flat panel, painted
- Interior baseboards Sauder ultra light MFPU 412 @ 5/8" x 4 1/4"
- Interior casings Sauder Ultra light MFPU Casing - @ 3/4" x 3"
- Bifold doors are 2 section flat panel, painted
- 9' and vaulted ceilings in select areas
- Closets have wire shelving and rod
- Linen closet has fixed wired shelves
- Natural gas BBQ outlet
- 40 Gallon Electric Hot Water Tank
- Enclosed double garage with remote control and keyless entry system
- Lighting package - designer brushed nickel light fixtures, with 4 pot lights in kitchen and 4 in dining room
- Rough in for built in vacuum system with three outlets
- Telus Future Friendly internet connectivity
- Rough-in telephone and/or cable up to 6 prewires
- Chime kit

Kitchen

- Real Maple Wood cabinets in kitchen with crown moulding
- Premium laminate countertops
- Tiled backsplash
- Under counter valance with lighting
- Stainless Steel queen double kitchen sink
- Moen single lever faucets in kitchen and bath
- **Appliance package : Fridge, Stove, Dishwasher, OTC Microwave/Fan**
- Doors with brushed chrome finish hardware

Living Room

- Natural gas fireplace - pre wired for a fan
- Ceramic tile hearth with tile surround and hearth paint grade mantel

Baths

- Real Maple Wood cabinets in bathrooms
- Design detail upgrade in Powder Room Sauder Panel Mould 182 @ 11/16" x 1 5/8"
- One piece fiberglass shower in ensuite
- One piece fiberglass shower\bath combination in main bathroom
- Briggs bathroom water closet (toilets) & Porcelain lavatory sinks
- 80 cfm bathroom fan

Exterior Finishes

- Sliding patio doors
- James Hardi concrete siding
- Cultured stone accents at front entry
- Malarkey laminated fiberglass shingle roofing 30 year rated warranty
- Pre-finished aluminum gutters and downspouts
- Double glazed vinyl windows with wood liners and trim
- Solid core six panel metal panel door
- Garage door solid panel without panes

General Construction

- Plan Specification Garret Design
- R40 ceiling insulation
- 2x6 exterior wall construction with R20 insulation
- 2x10 Spruce floor joist system
- 2-5-10 Year New Home Warranty by Travelers Guarantee
- Drywall corners square edge

Fire Protection

- Rough in for security system
- Smoke detectors

Landscaping

- Concrete driveways, and pathways
- Exposed Aggregate Concrete Patio in rear