

# WALLACETON

## THE CULMINATION SERIES TWO-STORY DETACHED HOMES ON 34' LOTS

### Quality Construction

- Oversized 40" x 24" operating basement windows (as per plan)
- Cold room with steel door as per plan
- Rough-in for future 3 piece bathroom in basement
- California ceilings throughout
- Central vac rough-in
- Closets featuring full swing doors in lieu of bi-fold (as per plan)
- 7lb carpet underlay
- Installed piping for dryer vents (purchaser to connect to dryer)
- 9' Main floor ceiling height

### Luxury Bathrooms

- Master Bedroom Ensuite (as per plan)
- Luxurious soaker tubs in all baths
- Ceramic on ceilings in all showers
- Upgraded bathroom exhaust fans
- Ceramic floor tiles (as per plan)
- Ceramic wall tiles for Tub Surrounds (as per plan)
- Vanities included in all Powder Rooms (as per plan)
- Granite & quartz countertops (B elevations only)

### Distinctive Exteriors

- Architecturally thematic window grilles (as per elevation)
- Architecturally thematic grilles in half glass front entry door (as per elevation)
- Architecturally thematic windows in overhead garage door (by elevation type)
- Insulated garage door with hardware
- Brick over first floor windows and doors on front elevation (as per plan)
- Walkway to front entry from paved driveway (12" x 12" paving stones)
- Rectangular Address Stone
- 9" square, vinyl exterior columns (A elevations only)
- 8" round, vinyl exterior columns (B elevations only)
- Prominent gable accent(s) (A elevations only)
- Upgraded window colour (as per exterior color package)

### Gourmet Kitchens

- Custom Cabinetry with soft close cabinet doors
- Ceramic floor tiles (as per plan)
- Granite & Quartz Countertops

### Sophisticated Finishes

- Premium carpet offering
- 4" baseboards with 2 3/4" casing throughout
- One light fixture in each room, including walk-in closets
- Decora light switches and plugs throughout entire home
- All studio walls capped and painted
- Space saving configuration for shelving in walk-in closets
- Choice of standard interior paint (entire home)
- Mirage elegant stained oak/maple (3 1/4") in great room (A elevations only)
- Carpet free main floor. hardwood in lieu of carpet on main floor (as per plan) (B elevations only)
- Oak steps, rails and handrails with heritage spindles on main staircase (B elevations only)

### Green Living

- Water saver taps
- Fusion e2 Package:
  - Low E windows with Argon
  - Eco American Standard dual flush toilets
  - Programmable digital thermostat
  - R-27 insulated above-grade 2"x6" walls
  - R-20 full height blanket insulation in basement
  - R-31 insulated floor over unheated space
  - R-60 insulation in attic
  - High-efficiency hot water tank
  - High-efficiency furnace
  - Energy saving bulbs in interior and exterior fixtures (Note: some light fixtures may not be able to accommodate these bulbs)
  - Heat Recovery Ventilator (H.R.V.) system included with one main wall control

### Sales Professionals

#### Debbie van der Schans

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#### Chris Principe

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### Presentation Centre Information

(519) 465-1546

**Mon – Thurs** 1:00 p.m. – 8:00 p.m.

**Sat & Sun** 11:00 a.m. – 6:00 p.m.