

# WALLACETON

## THE PINNACLE SERIES TWO-STOREY DETACHED HOMES ON 36ft WIDE LOTS

### Quality Construction

- Oversized 40" x 24" operating basement windows (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 (where permitted 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 tiles 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)

### 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)

### 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

### Green Living

- Water saver taps
- 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 (rental)
- High-efficiency furnace
- Energy saving bulbs in interior and exterior fixtures (Note: some light fixtures may not be able to accommodate these bulbs)
- Energy Recovery Ventilator (ERV) system

Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable  
Prices and features subject to change without notice E & O.E. (December 2, 2022)