

STANDARD FEATURES

● STANDARD FEATURES EXCLUSIVE TO R. MOORE HOMES

LOT FEATURES

- 5 MINUTES AWAY FROM SHOPPING MALLS, GROCERY STORES, RESTAURANTS AND HOSPITAL.
- ENTRY LEVEL LOTS CAN ACCOMMODATE UP TO 1610 SQUARE FOOT BUNGALOW INCLUDING DOUBLE CAR GARAGE.
- ENTRY LEVEL LOTS CAN ACCOMMODATE UP TO 2525 SQUARE FOOT BUNGALOW OR TWO STOREY INCLUDING DOUBLE CAR GARAGE.

- **ALL TARIION ENROLLMENT FEES INCLUDED.**
- **WATER SERVICE METER INSTALLATION INCLUDED.**
- **HYDRO SERVICING HOOK UP INCLUDED.**
- **BOULEVARD TREE LEVY INCLUDED.**

— PAVED DRIVEWAY INCLUDING FROM THE PROPERTY LINE TO APRON.

EXTERIOR FEATURES

- **ARCHITECTURAL FEATURES AND STRUCTURAL DESIGNS SPECIFICALLY DEVELOPED TO CREATE SYMMETRY WITH THE NEIGHBORHOOD.**
- **GENUINE CLAY BRICK EXTERIOR ALL AROUND HOUSE WITH VINYL SHAKE GABLES.**

— PREFINISHED 8" SQUARE POSTS, PREFINISHED BEAM WORK ON THE FRONT ELEVATIONS, SIMULATED STONE WINDOW AND DOOR SILLS, COVERED PORCHES AND BALCONIES WHERE APPLICABLE AS PER PLANS AND SPECIFICATIONS.

— 2" X 6" EXTERIOR WALLS WITH R24 INSULATION.

— 8 FOOT HIGH CEILINGS ON FIRST AND SECOND FLOORS, 8 FOOT HIGH FOUNDATION WALLS IN BASEMENT.

- **FRONT ENTRANCE DOOR (AS PER PLANS) HAS 2/3 GLAZING AND CUSTOM BRUSHED NICKEL ENTRANCE LOCKSET.**

— 2 PANEL THERMAL SIDE ENTRANCE DOOR IN THE ATTACHED GARAGE.

— STEEL LINTELS WITH BRICK SOLDIER COURSING ABOVE ALL THE FIRST FLOOR WINDOWS (FINISH COLOUR TO MATCH THE WINDOW COLOUR).

— PRE-FINISHED ALUMINUM SOFFITS, EAVES TROUGH, FASCIA AND DOWNSPOUTS DRAINING TOWARDS THE PROPERTY LINE. (COLOURS AVAILABLE FROM VENDORS SELECTIONS)

- **"DASHWOOD" LOW E-ARGON FILLED ENERGY STAR MAINTENANCE FREE CASEMENT, SLIDER AND PICTURE WINDOWS THROUGHOUT THE MAIN AND SECOND FLOORS.**

- **ALL EXTERIOR DOOR FRAMES ARE PRE CLAD WITH VINYL.**

- **8/12 PITCH ROOFS, DOUBLE CAR GARAGES, ALL BRICK EXTERIORS AS PER THE DEVELOPER'S ARCHITECT CONTROL.**

- **ARCHITECTURAL "SHAKE LOOK" FIBERGLASS 30 YEAR SHINGLES ON UNDERLAYMENT OVER THE ENTIRE ROOF WITH ICE AND WATER SHIELD ON THE EAVES AND PREFINISHED METAL VALLEYS.**

- **POURED CONCRETE GARAGE FLOORS WITH REINFORCING BARS AT 2' CENTERS BOTH WAYS.**

— POURED REINFORCED CONCRETE FRONT PORCHES AND PRE CAST FRONT STEPS AS PER GRADING REQUIREMENTS.

- **PREMIUM QUALITY PRE FINISHED INSULATED SECTIONAL ROLL UP GARAGE DOOR WITH WINDOWS IN UPPER PANEL.**

— STAIRS FROM THE HOUSE TO THE GARAGE AS PER PLANS (UNFINISHED).

— EXTERIOR THERMAL DOOR FROM GARAGE TO HOUSE WITH CLOSER.

— FULLY SODDED LOT.

Specifications subject to change without notice.

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INTERIOR FEATURES

● **STEEL BEAMS IN BASEMENTS FOR MAXIMUM FUTURE OPEN AREAS.**

● **6 MIL VAPOR BARRIER LAYER UNDER THE BASEMENT POURED CONCRETE FLOORS.**

2" X 10" FLOOR JOISTS, 5/8" T&G SUB-FLOORING GLUED DOWN.

INTERIOR WALLS PAINTED WITH NEUTRAL OFF WHITE COLOURS. INTERIOR TRIM IS PAINTED WHITE.

● **SMOOTH PAINTED CEILINGS THROUGHOUT (NO STIPPLE CEILINGS).**

CLASSIC 2 PANEL INTERIOR PASSAGE DOORS THROUGHOUT, 2 3/4" COLONIAL CASING AROUND ALL INTERIOR AND EXTERIOR DOORS AND AROUND ALL THE INTERIOR OF THE WINDOWS.

INTERIOR DOORS AND CLOSETS (NO BI-FOLDS) WILL HAVE **BRUSHED NICKEL INTERIOR LEVER HARDWARE**. PRIVACY DOOR LOCKS IN ALL BATHROOMS.

● **INSULATION SYSTEM CONSISTING OF R60 IN THE FLAT CEILINGS, R24 IN THE EXTERIOR WALLS ABOVE GRADE AND R20 IN THE EXTERIOR BASEMENT WALLS**

CLOSED ACCESS TO LOWER LEVEL TO HAVE PAINT GRADE STAIRCASE.

QUALITY DESIGNED KITCHEN AND VANITY CABINETS FROM VENDORS SELECTION INCLUDING STANDARD CROWN MOLDINGS ON THE UPPERS AND A BANK OF DRAWERS. WIDE SELECTION OF PREFORMED LAMINATE COUNTERS TO CHOOSE FROM.

● **LOW FLOW TOILETS WITH ELONGATED BOWLS IN BATHROOMS AND WHITE OVAL CHINA SINKS.**

● **MOEN "CHATEAU" OR LUXART BATHROOM AND KITCHEN FAUCETS.**

● **BATHROOMS INCLUDE QUALITY TOWEL RACKS, PAPER HOLDERS AND A FULL WIDTH MIRROR OVER THE VANITY OR PEDESTAL SINK.**

● **SEPARATE SHOWERS WILL HAVE PLATE GLASS DOORS WITH CHROME OR HARDWARE ON THE MAIN AND SECOND FLOORS.**

LAUNDRY AREA INCLUDES SHELF ABOVE APPLIANCES WHERE APPLICABLE.

● **ENGINEERED HARDWOOD FLOORING FOR MAIN LIVING AREAS FROM VENDORS SELECTIONS.**

● **CERAMIC TILE FLOORING FOR BATHROOMS AND LAUNDRY FROM VENDORS SELECTIONS**

— SUPERIOR GRADE BROADLOOM CARPET AND UNDERLAYMENT FOR BEDROOMS FROM VENDORS SELECTIONS.