

2024 SPECIFICATIONS

METRO COLLECTION | ARBOUR LAKE WEST

GOURMET KITCHENS

- Quartz countertops with eased edge
- Soft-close thermofoil cabinets with matching ends
- Cabinet hardware selection
- 36" high upper cabinets in kitchen
- 24" deep cabinet over fridge
- Metal soft-close drawers, white interior with melamine ends
- Appliance package: fridge, range, dishwasher and OTR microwave
- Pull-down faucet in kitchen
- Full height kitchen backsplash

FINISHING TOUCHES

- Your choice between two professionally curated Interior Style packages (pre-sale homes only)
- Vinyl plank flooring along main level, front entry/ground floor, bathrooms and laundry room
- Carpet with 'stain-check'
- Splatter ceiling texture
- Square corner bead to walls
- Painted MDF baseboards and casing
- Two coats of low VOC paint on interior walls plus one coat of primer
- Lever door hardware
- Furnace power vacuumed prior to possession
- Free slide closet wire shelving
- Phone and cable outlets (as per plan)
- Cap and trim on stub walls
- Decora light switches

FINE ELEVATIONS

- Fully landscaped, area specific
- Balcony and metal railings
- Contemporary modern elevations with oversized windows
- Laminated exterior PVC windows
- Insulated garage overhead door (specific units)
- Maintenance free fascia (as per plan or architectural design)
- Maintenance free soffit as required
- Insulated fiberglass front door with glass (as per plan)
- Asphalt shingles with lifetime manufacturer warranty

ENERGY EFFICIENT

- High efficient 50 gallon electric hot water tank
- Programmable thermostat with touchscreen
- Energy Star central HRV exhaust system
- Energy Star low-e coating, triple-pane windows with argon gas filler
- R-20 exterior wall insulation
- R-40 ceiling insulation
- Advanced framing techniques with 24" on center for additional insulation where possible
- Rim joists insulated with 2lb closed cell spray foam
- Low flow faucets and fixtures
- Energy Star lighting with LED bulbs
- 96% AFUE efficient Energy Star labelled multi-stage furnace with comfort ventilation system

SOLID STRUCTURE

- 9' main floor walls
- 8' top floor walls in three-storey units
- Engineered sound diffusing common wall
- 32MPA concrete for foundation footings and walls
- Engineered floor systems and roof trusses
- 23/32" subfloor thickness
- Hand troweled finish garage slab with control joints
- 2" X 6" exterior wall construction
- Interior garage wall(s) with R-20 insulation; drywalled and fire-taped
- Asphalt damp proofing foundation wall protection on select buildings