

SNOWY OWL MODEL

Standard Specifications

EXTERIOR FEATURES:

- Poured foundation with double protection: Polymer water proofing membrane and platon system membrane
- Mix of stone and engineered wood siding on front elevation of home
- Limited lifetime warranty roof shingles with two maximum roof vents
- Full vinyl thermal casement windows
- Separate entrance for basement unit

INTERIOR FEATURES

- Garage fully insulated, drywalled & taped one coat
- Insulated garage door (8'-0" high)
- 9'-0" ceilings on main floor
- 8'-4" ceilings in basement unit
- Smooth ceilings throughout the entire units
- Ceramic tile in front entrance, laundry room and all bathrooms including showers walls for both units
- LVP flooring in living, dining & kitchen in both units
- Carpet in bedrooms of main floor unit
- LVP flooring in bedrooms of basement unit
- Upgraded ventilation floor grills on LVP flooring
- Choice of two paint colors per unit
- Choice of modern trim packages
- Rod & shelves storage designs in closets
- Solid oak-stained handrails in both units

KITCHEN AND BATHROOMS

- Meeting with Kitchen and bathroom cabinet designer as per your design taste.
- Kitchen cabinets up to ceiling for both units
- Decorative crown included in kitchens
- Kitchen cabinets include pots and pans drawer and four regular drawers
- Large kitchen island included in each unit
- Soft close kitchen & bathroom cabinet doors and drawers
- Back splash in kitchen included in each unit
- Stainless steel hood fan (exhaust to outside)
- Bathroom vanities include a bank of drawers
- Acrylic shower base in ensuite bathroom
- Towel bars and paper toilet holder included in all bathrooms
- Mirrors included in all bathrooms
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ELECTRICAL SYSTEM

- 100 amps electrical panel in each unit with individual hydro meters
- Lights will be centered in usable area of home
- Black modern front exterior lights
- Choice of over six lighting collections
- Electrical outlet for garage door opener
- Four total: telephone/cat 6 and/or cable outlets (*choice of location*)
- 4 LED pot light standard per unit
- Plug integrated into every kitchen island
- 3 USB outlets included (*choice of location*)

HEATING & PLUMBING

- Individual gas meter for each unit
- Power vented tankless hot water heater (rental) for main floor unit
- Prestige high-efficiency gas furnace for main floor unit
- Radiant heated floors in basement unit
- High-efficiency residential gas water heater, 96% thermal efficiency (owned)
- Kitchen hood fan and all bathrooms are vented to the exterior to maximize efficiency
- Programable thermostat in each unit
- HRV in each unit
- Frost free exterior hose bib in garage and at rear

INSULATION

- Exterior walls R-22
- Garage exterior walls R-20
- Attic over house R-60
- Attic over garage R-30
- Basement frost walls R-20

LANDSCAPING

- Sod in front, back and side of the house
- Paved double driveway
- One tree in front yard

WARRANTY

- 7 years structural warranty
- 2 years mechanical and building envelope warranty
- 1 year material and workmanship warranty
- Tarion enrolment fees covered in FULL by SACA HOMES.

**TARION AWARD FINALIST
BUILDER**

