

## **TOWNHOMES and SEMI- DETACHED MODELS**

### **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

#### **INTERIOR FEATURES**

- 9' ceilings on main floor & 8' ceilings on second floor
- Smooth ceilings throughout the entire house
- Choice of hardwood or LVP in living spaces
- Upgraded floor grills on hardwood and LVP flooring
- Carpets in bedrooms and offices – berber included
- Carpet stairs to second floor – berber included
- Ceramic tile in front entrance, kitchen, laundry room and all bathrooms including showers walls
- Choice of two paint colors
- All bedroom closets with variation storage design shelving and rod
- Pantry and linens come with 5 shelves if applicable
- Oak or maple stained railings and handrails included
- Basement walls fully insulated and drywalled with electrical outlets

#### **KITCHEN AND BATHROOMS**

- Designer Kitchens and bathroom cabinets with your selections made with the cabinet designer.
- Center kitchen island included in all models
- Crown and Light Valance trim included in kitchen standards
- Kitchen cabinets include pots and pans drawer and four regular drawers
- Standard options include Wood and MDF cabinetry
- Soft Close kitchen cabinet door
- Ceramic backsplash in kitchen included
- Stainless steel hood fan
- Each bathroom included a bank of drawer
- Acrylic shower bases (dimensions vary per model)
- Towel bars and toilet paper holder included in all bathrooms
- Mirrors in bathroom

#### **ELECTRICAL SYSTEM**

- 100 amps electrical panel;
- Lights will be centered in usable area of home;
- Choice of 6 + lighting collections
- Black front exterior lights
- Rough-in for central vacuum
- Electrical outlet for garage door opener
- Two telephone/cat 6 and cable outlets (*choice of location*)
- 5 LED Pot light location to be chosen by owner
- Standard plug built into every kitchen island
- 3 USB outlets included

#### **HEATING & PLUMBING**

- Power vented Tankless hot water tank (rental) for main floor
- RHEEM Prestige high-efficiency gas furnace
- Kitchen exhaust and all bathrooms are vented to the exterior to maximize efficiency
- HRV
- Programable thermostat
- Frost free exterior hose bib in garage and at rear;
- Modern Moen plumbing fixtures

#### **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 on the sides of house;
- Paved double driveway
- Paved walkway leading to the front step of the home
- 1 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 the SACA HOMES.

**TARION AWARD FINALIST  
BUILDER**

