

Awesome comes standard.

INCLUDED FEATURES: TRADITIONAL HOMES — 40s



DESIGN & FINISH

- Open concept floor plans designed specifically to capture flow, function and flexibility
- 5 ½" Flat baseboards throughout 1st and 2nd floors
- 3 ½" Flat door casing throughout 1st and 2nd floors
- Matte black Schlage interior doorknobs
- 8' Doors throughout 1st floor with matching hardware & hinges
- 6' 8" Doors throughout 2nd floor with matching hardware & hinges
- Energy efficient LED lighting fixtures throughout home including LED disc style lighting in primary closet
- Unique elevations available
- Wood shelving in all closets and pantry per plan
- Square sheetrock corners throughout
- Selection of 17"x17" tile flooring at entry, extended entry, family, kitchen, dining, master bath, secondary baths, & utility room, powder baths, and butler's pantry
- Open railing at 1st floor



OUTDOOR LIVING

- Water efficient landscaping, including sod and irrigation at front and rear yards, designed to enhance the streetscape of the subdivision as well as the functionality of outdoor living spaces
- Gutters at front of home on horizontal eaves (per plan)
- Insulated garage door with Wi-Fi door opener
- 6' Cedar board to board fence around rear yard (see Sales for location & fence type on specific lots)



SPA EXPERIENCE

- Luxurious primary bath designs include freestanding tub and separate shower with a tiled mud set floor, tiled walls and semi-frameless glass to coordinate with bath faucet color
- Elongated commodes at all baths
- 1.6 cm quartz countertop in all bathrooms
- Delta® 4" fixtures at primary and powder baths in matte black finish
- Delta® 4" fixtures at secondary baths in matte black finish



KITCHEN SOLUTIONS

- Sage Kitchen Collection featuring Whirlpool® appliance package in stainless steel including:
 - 36" gas cooktop with multiple speed-heat burners
 - 5.0 cu.ft. single wall oven with air fryer
 - 36" Integrated vent hood 3-speed
 - 2.2 cu.ft. built-in microwave with sensor cooking
 - Energy Star® rated dishwasher
- 42" Stained upper cabinets with decorative trim and spacious cabinet layouts (per plan)
- 3"x6" White subway tile backsplash
- Granite kitchen countertops with square edge
- LED disc style lighting in kitchen and breakfast (per plan)
- Delta® fixture in black finish
- 50/50 stainless steel undermount sink

Initials _____



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The total number, layout, design and location of homes; unit mix; and the location, design and layout of recreational facilities may be changed due to a number of circumstances, including governmental requirements and market demand. Dimensions are approximate in nature and are not intended for final reference. Brookfield Residential and its affiliates reserve the right to change homesites, timelines, floor plans and home prices and make modifications in materials and specifications at any time without prior notice. © 2025 Brookfield Residential Properties ULC. All rights reserved.





ENERGY/COMFORT

- Energy Star rated V3.1
- Huber Zip System® wall sheathing system (per plan)
- Huber Rainscreen barrier incorporated into stucco assembly (per plan)
- Double pane, LowE3 vinyl windows with 366 glass
- HomeTeam Taexx built-in pest control system and borate pretreatment on all homes
- Upgraded R-15 exterior wall insulation
- R-21 Foam insulated attics
- R-8 duct work
- High-efficiency HVAC system with site- specific sizing, per plan
- Energy efficient electric heat pump furnaces
- Smart thermostat with Wi-Fi
- Rheem tankless water heater at interior of garage (per plan)
- Ceiling fans:
 - Fan with light installed at family room, game room and primary suite
 - Block and wire for a future fan at all bedrooms and covered patio



TECHNOLOGY

- myCommand Connected Home package includes the following items in a plan specific layout (see Sales for details on each plan):
 - Three media outlets in a functional combination of cable and Ethernet ports
 - Central Wi-Fi friendly structured wiring panel with exterior cable feed and fiber service access conduit
 - Two keypad pre-wire locations to support future security installs
 - Schlage Z-wave connected smart lock deadbolt at front door
 - Ring Pro video doorbell
 - Two ceiling-mounted Ethernet-wired Wi-Fi access points(WAP)
 - Wi-Fi enabled thermostat
 - Lutron automated on/off lighting control for two locations
 - Programmable Wi-Fi enabled irrigation controller
 - USB-C outlet at kitchen

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