McNEELY LANDING

uniform

FEATURES AND FINISHES

INTERIOR DESIGN DETAILS

- **3 5/16" pre-finished engineered natural oak hardwood flooring (red oak) with choice of 3 stain colour options**
- Custom designed red oak handrails, spindles and newel post(s) on main to second floor stairwell choice of 3 stain colour options to match hardwood
- Red oak hardwood stairs, risers and stringers from main floor to second floor - choice of 3 stain colour options to match flooring.
- 9' ceilings on main level excluding bulkhead areas (model dependent) smooth finish on all ceilings/dropped ceilings in bedrooms and closets as required
- Raised ceiling details in master (single family only townhomes excluded)
- Architecturally detailed mantle and drywall surround - direct vent natural gas fireplace with glass doors and ceramic burning logs, located as per plan
- 2 1/2" MDF custom profile casing
- 4 1/2" MDF custom profile baseboard
- 40 oz. carpet with high density underpad in all upper hallways, bedrooms (including any main floor bedrooms) and finished basement areas.
- Laundry rooms include upper cabinets (as per plan)
- Satin nickel lever door hardware at all interior doors
- Swing doors on all closets
- Finished basement space expanding living area and options in townhomes only (as per plan)
- All walls painted (1) one prime coat, and (2) two finish coats in low lustre finish interior latex (single colour throughout - choice from builder's standard colours)

EXCEPTIONAL EXTERIORS

- Striking Architect-designed exterior colour schemes by Hobin Architects Inc.
- Mixed use of clay brick, fibre cement shake, fibre cement siding, fibre cement panels, architectural precast concrete (model dependent)
- Prefinished aluminum fascia
- Prefinished perforated aluminum soffits
- 30-year, architectural self-sealing fiberglass impregnated asphalt shingles
- Solid fibreglass front door (sidelight and/or transom details lot dependent) – in faux wood finish in with vertical slat design and sleek satin nickel hardware
- PVC casement window frames (coloured exterior) - doubled glazed factory sealed Low-E, argon gas filled, with non-conductive spacers and interior screens on operable windows.
- Insulated steel door from house to garage
- Insulated (R-12) prefinished steel overhead garage door complete with garage door opener (Wi-Fi enabled) two remotes and external keypad

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KITCHEN

- **1 ¼" quartz countertop from builder's standard samples with square edge detail (seam may be required)**
- Feature kitchen island with 1¼" quartz countertop, square edge detail, 36" wide (length model dependent; seam may be required).
- Upgraded custom cabinets with 39" uppers, complete with light valence below upper cabinets and 30" built out cabinets with gable ends over fridge (birch material with over 36 water-based stain options as per builder's standard options)
- Includes bank of drawers, soft close doors and drawers
- Wood veneered gable panels
- Metal box slide drawers
- Tile backsplash from vendor's standard samples
- Microwave built in cabinet in lowers
- Drywall bulkheads over upper cabinets
- LED Valance lighting and tiled kitchen backsplash
- Double-bowl undermount stainless steel sink with single lever faucet and pull out spray
- Waterline to fridge

BATHROOMS

- 1 ¼" quartz countertops in all bathroom locations from builder's standard samples with square edge detail – complete with oval undermount sink(s) with 4" backsplash
- Single lever chrome faucets
- All ensuites feature double sink configuration (townhomes and single family homes)
- Custom mirrors
- Wall mounted light fixture(s) centered over sink(s) (as per plans)
- Vanities to include bank of drawers, soft close doors and drawers
- Ensuite to include freestanding tubs in single family homes (model dependent) and 5' soaker tubs in townhomes (set in tiled tub deck) with chrome tub filler.
- Ensuite to include molded shower base with sliding tempered glass doors and tiled shower walls
- Pedestal sinks in powder rooms
- Pressure balancing mixing valves and upgraded chrome finish shower heads in all showers
- Two piece, elongated bowl, low consumption toilets
- Basement bathroom rough-in
- Shut off valves at all accessible plumbing fixtures
- 2 exterior hose bibs
- Drain water heat recovery system

ELECTRICAL SYSTEM

- 200 amp electrical service (single family homes) 100 amp electrical service (townhomes)
- White Decora light switches and electrical outlets throughout at builder specified heights
- Door chime at front and rear entries
- USB outlet in kitchen (location as per plans)
- LED bulbs in all relevant lighting applications
- LED pot lights - recessed surface foyer, stairwells, kitchen, upper hallway and in some areas of bathrooms (as per plans)
- Ceiling mounted drum shade light fixture in Master bedroom and secondary bedrooms
- LED valance lighting in kitchen under upper cabinets (where cabinet sizes permit)
- Structured cabling pre-wired for data (CAT6e) outlets – fully terminated (5 locations homeowner choice)
- Exterior ground fault electrical outlets (as per plans)
- Designer exterior and interior light fixtures

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- Rough-in for central vacuum to basement, piping to underside of ground floor or to finished mechanical room (model dependent)
- 120V interconnected carbon monoxide, smoke detectors complete with strobe light

MECHANICAL SYSTEMS

- 2 stage high-efficiency, direct vent, gas furnace complete with variable speed DC fan motor complete with filter rack
- Central air conditioning – high efficiency
- Programmable “smart” heat/cool thermostat
- Flow through plate humidifier inc
- Dedicated heat recovery ventilation (HRV) system
- Gas bbq rough-in with quick connect (location as per plans)
- Capped rough-in for future underslab ventilation system
- Tankless power vented high efficiency natural gas rental hot water heater

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