

SPECIFICATIONS & FEATURES



TRAILEDGE FLATS

INTERIOR

- Luxury vinyl plank (LVP) in living, dining, kitchen & hall
- Ceramic tile flooring in entrance & bathrooms
- 40 oz. Quality broadloom with chipfoam underpad in bedrooms and stairs
- Contemporary style swing closet doors (as per plan)
- Contemporary trim, baseboard, windows and door casing
- Melamine shelving and closet rods in all closets
- Zero VOC wall paint
- Smooth ceilings throughout
- Satin type finish on interior hardware (as per plan)
- Ceiling light fixtures in all bedrooms
- 9' ceilings (reduced height for mechanical or architectural features)
- LED light bulbs throughout

MECHANICAL & PLUMBING

- Air conditioning (rental)
- Shut off valves under all sinks & toilets
- Décora light switches and plugs
- Cat6 cabling (3 outlets)
- 96% high efficiency forced air gas heating system, sealed combustion with ECM motor for reduced energy bills (rental)
- High efficiency hot water heater (rental)
- Dedicated HRV (Heat Recovery Ventilator) (rental)
- Dryer & stove fans vented to exterior
- Smoke and CO detectors installed as per building code
- Over vanity light fixture in all bathrooms
- Ceiling fixture in all bedrooms
- Keyless outlet in dining room for future chandelier (as per plan)
- Smart thermostat

KITCHEN

- Stainless steel hood fan ducted to exterior
- Quartz countertops
- Ceramic backsplash (as per plan)
- Double stainless steel undermount sink (as per plan)
- Chrome single handle high arc pulldown Delta faucet
- 36" upper cabinets
- Pot lights in kitchen
- Microwave shelf with plug on separate circuit (as per plan)

BATHROOMS

- Polished chrome Delta single lever faucets
- Rectangular drop in basin in vanities
- Designer vanity cabinets
- Main bath with 5' acrylic soaker tub with ceramic surround (as per plan)
- Water pressure equalizer (scald guard) in all showers/tubs
- Ensuite with ceramic tiled shower with glass doors (as per plan)
- Glass mirrors over vanities in all bathrooms
- Low flush water-saver toilet complete with elongated bowl and soft close seat
- Coordinating chrome paper holder, towel ring and bar
- Drawers or medicine cabinet in main bath & ensuite (as per plan)
- Laminate countertops

EXTERIOR & STRUCTURAL

- Pre-engineered floor joist system
- 3/4" high performance subfloor sheathing, nailed, sanded & screwed
- 2" x 6" exterior wall at 16" centers
- PVC dual glazed thermal casement windows
- Architectural roof shingles with limited lifetime warranty
- R-60 blown insulation in attic
- R-24 insulation in exterior wall
- R-10 rigid insulation under basement slab
- Expandable foam around windows to minimize air leakage

WARRANTY COVERAGE

- Prepaid TARION warranty coverage by vendor