



Executive Duplexes Specifications - 2016

Interior Finishing

- **9' main floor and 9' basement height**
- Hardwood, ceramic tile & carpet flooring
- Premium carpet with **8 lb underpad**
- Full-height ceramic tile kitchen backsplash (Builder's standard)
- 6.5" Tile backsplash in bathrooms vanities
- **Maple wall mounted railing with maple brackets (in finished areas)**
- **Granite countertops throughout** (except laundry)
- Selection of cabinet styles with crown molding (36" upper cabinets)
- Soft close cabinet doors & drawers with 1 bank of pot & pan drawers in kitchen
- Painting: 1 coat prime and 2 finish coats
- Ceramic tile tub/shower border (Builder's standard)
- Drywalled and fire taped garage interiors
- Wire closet and pantry shelving in pewter colour
- Paint grade wall mount stair railing c/w brackets in finished areas
- "Splatter coat" ceiling texture
- Soft line rounded drywall corners throughout
- Curved shower rod(s)

Exterior Finishing

- Durable fiberglass entry door, comes with a decorative 1/2 door glass insert
- Modern steel insulated garage door
- **Low-e argon fill tri-pane windows**
- Broomed-finish concrete driveway
- Maintenance-free vinyl siding with manufactured stone accents
- Decorative window grilles
- Limited lifetime warranty 30 year fiberglass tabbed shingles
- 5" pre-finished aluminum eavestrough
- **Landscaping and fencing included (per community guidelines)**
- Two-storeys include wood deck with aluminum picket railings on veranda & wood railing on side deck

Executive Bungalow Standard

- Full length wood deck with aluminum & glass railing
- Walkout decks are finished with **Duradek** vinyl coating
- 6'x3' concrete pads on walkout bungalows
- Full glass den doors
- Tiled wall showers with 10mm glass doors and acrylic base
- Minimized front entry steps count for easy access
- Designated pantry, broom closets & linen closet in every home
- Wood deck privacy fence between bungalow duplexes

Energy Conservation

- **HRV (Heat recovery ventilator) captures heat before it leaves your home**
- Sill gasket to reduce air infiltration
- 6 mil vapor barrier
- R-40 insulation blown ceilings
- R-20 insulation in exterior/garage walls
- R-12 insulation in basement frost walls
- Envelope sealant to all window & door openings

Electrical

- Min 100 amp service
- Cat5 and RG6 outlets
- Exterior GFI protected outlets
- Soffit plug and switch
- Separate circuit wiring for all major appliances
- Rough-in for vacuum outlets

LED Pot lights

- Pendant lighting in kitchen
- **Belt-drive garage door opener with 2 remotes, keyless entry, (car programmable)**

Heating & Cooling

- **95% High-efficiency Furnace**
- Drip humidifier

Plumbing

- Delta bath hardware
- Undermount sinks throughout (except laundry)
- 3-piece rough-in for plumbing in basement
- 50 U.S. gal. sealed combustion hot water tank with direct vent
- 2 lawn faucets
- **Gas line "T" connection in basement and line to deck for BBQ**
- **Water line to fridge for future fridge upgrade**

Appliances

- **\$4000 'Your Choice' appliance allowance. (Rough-in only)**

Framing Specifications

- Engineered roof truss system
- Engineered floor system
- 23/32" T&G OSB floor sheathing - glued & screwed
- 3/8" OSB wall sheathing
- 7/16" OSB roof sheathing
- Interior wall studs @ 16" OC
- 2x6 garage wall studs @ 16" OC
- Wood framed frost walls 24" OC
- Plywood stair treads interior

Miscellaneous

- **Granville is an 2015 CHBA Alberta finalist for best community development!**
- **Custom homes designed by leading Edmonton Architect**
- Preferred lending rates from home mortgage specialists
- **Legal fees for registration of mortgage and land transfer documents included, when Builder's lawyer is used (excluding TD)**
- Designated warranty staff
- Scheduled visits to home with Sales & Construction staff during construction milestones
- Member of the Better Business Bureau
- Member of Alberta New Home Warranty Program
- Member of Greater Edmonton Home Builders Association
- Member of the Edmonton Chamber of Commerce



Eco-Friendly Features

Schedule A v20160303





Executive Duplexes Specifications

Godson Point Basement Development

Bungalow:

- Basement development with 9' ceilings (as per plan and model)
- Premium carpet in all areas except the bathroom which will be tile
- LED Pot Lights in common area

Two Storey:

- Basement development with 9' ceilings (as per plan and model)
- Premium carpet in all areas except the bathroom which will be tile
- Dome lighting in common area

Options:

- Gas fireplace with mantel options
- Wet bar option (bungalow only) includes:
 - matching cabinets to the main floor
 - will have standard backsplash tile
 - wet bar area will have tile
 - granite countertop to match the rest of the home
 - waterline for basement fridge
 - additional \$1,200 appliance allowance for a fridge and dishwasher

*Options available prior to construction of home

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