

Schedule "C" – FEATURE SHEET (StoneCreek)

INTERIOR FINISHING

- 9 ft. ceiling main / 8 ft. upper
- Tile - front foyer, kitchen and bathrooms
- Maple hardwood in great room
- Upgraded carpet in bedrooms and stairs to upper
- Natural gas fireplace with tile surround (switched, with fan).
- Raised baseboards (4") and casing (3") – white
- Rounded drywall corners
- Pewter knobs / door handles
- Brushed chrome / pewter lighting package
- Pot lights in kitchen & great room
- Decora light switches
- ½" melamine shelving in closets
- Colour matched interiors
 - Tile / hardwood / carpet
 - Cabinets & countertops
 - 2 interior paint colours (standard / feature wall)

KITCHEN

- Stainless kitchen appliances:
 - Side by side refrigerator (with water / ice dispenser)
 - Flat top range (Ceran)
 - Dishwasher
 - Microwave / range fan
- Double bowl stainless sink
- Tile backsplash
- Contemporary maple cabinets with pewter knobs
- Single lever faucet (sprayer)

BATHROOMS

- 6' jetted tub/shower in ensuite
- 1 piece tub/shower in main
- 2 piece powder room on main floor
- Bathroom, wet bar and laundry rough in (basement)
- Matching tile backsplash
- White tubs, toilets (dual flush) & vanity sinks
- Pewter towel bar & paper holder
- Single lever washerless faucets

EXTERIOR

- Vinyl siding with colour match trim (as per plans) and rockwork at front
- Eaves, fascia, soffit (colour match to trim)
- Overheight 8' garage door (colour match to siding)
- 2 x 6 ext. walls with OSB with house wrap
- 2 x GFI electrical receptacles
- Switched outlet in soffit (at front)
- Frost free exterior tap
- Exterior lights (front / rear door)
- Front door chime
- IKO Cambridge shingles (30 yr. architectural)

INTERIOR

- Insulation:
 - Ceiling R-40 / Walls R-20
- 1/4 " low splatter gyproc ceiling
- Finished / painted drywall on main and upper floors
- Engineered roof & floor systems
- OSB floor (screwed & glued)
- High efficiency:
 - Furnace (91.7%)
 - 50 US gallon hot water tank
- 100-amp electrical service panel
- Poly pan vapor barrier boxes on electrical outlets in exterior walls
- Humidifier

GARAGE

- Oversized attached single car garage (14' x 22')
- Overheight garage door (8')
- Insulated / drywalled and paint
- Garage door opener (with remote)

STEPS / DECK / DRIVEWAY

- Exposed aggregate steps with white railings (as required)
- Exposed aggregate walkway
- Brushed concrete oversized driveway (width garage / walkway) with border
- Large back deck with privacy wall (between neighbours decks)

CENTRAL VACUUM

- Central vacuum (attachments)

BASEMENT / FOUNDATION

- 9' ceiling
- Insulated
- Rough in for bathroom
- Wired perimeter power
- Reinforced concrete with MS wrap on exterior, parged on exterior
- Weeping tile around concrete
- Painted floor
- Sump pump

LAUNDRY

- 2nd floor laundry
- Front load washer / dryer
- Basement rough in

CABLE / PHONE

- Cable outlets (family room above fireplace / all bdrms)
- Phone outlets (kitchen / all bdrms)

WINDOWS / DOORS

- Low "E" PVC thermal double pane windows
- Painted casing (interior windows & doors)
- White raised panel doors
- Bi-fold closet doors
- Insulated front & rear doors (with windows)

LANDSCAPING / FENCING

- Front landscaping (1 tree, 2 shrubs with sod)
- Drain rock at sides with walking stones
- Rear landscaping (1 tree / sod)
- Wood fencing (enclosed back yard – 6' high fence)
- Site rough / final grading

WARRANTY

- Alberta New Home Warranty
- 1 year – house
 - 5 year – structural

Subject to Change (V2)