



CHURCHILL  
VALLEY ESTATES

## Features and Finishes

### Quality Construction

- 12-foot ceiling height on the first level
- 10-foot ceiling height on the second level
- 9-foot basement ceiling height level
- Engineered floor and roof system
- Spray-foam insulation
- Sound insulation in areas, as per design
- High moisture protecting house wrap
- Basement walls with insulation as per O.B.C.
- Smooth finish to all ceilings throughout
- Interior walls of the garage; drywalled, taped and primed
- Insulated entry door(s) with weather stripping and quality entry accessories
- Screens on all operating windows
- Modern energy efficient windows. Energy modeling to ensure high efficiency
- Modern Style garage door(s)

### Modern Exterior Details

- Architecturally designed elevations and color coordinated exteriors
- Exterior optional finishes featuring quality stone, brick, premium siding, or stucco
- Modern clad decorative columns
- Premium low maintenance aluminum soffit, fascia, and downspouts
- Durable roof assembly with warranty
- All openings caulked with professional quality sealant

### Interior Features

- 8' Doors on main level to complement high ceiling
- 80" Doors on the second level
- 7 1/4" baseboard and 3 1/2" casing, modern style
- Modern oak stairs with metal pickets and wood handrail
- High quality engineered hardwood flooring
- Tiles in kitchen and bathroom areas, as per plan
- High grade carpet in select areas
- All interior walls, trim and ceilings are primed and painted



CHURCHILL  
VALLEY ESTATES

## Features and Finishes

### Designer Bathrooms

- Ensuite to include large walk-in tiled shower with frameless glass door as per plan
- Free standing tub in ensuite, as per design
- Stone countertop with undermount sinks in ensuite and all main bathrooms
- Elongated plus height toilet
- Skirted tub with sloped lumbar support in ensuite baths with tile surround
- Water shut off valve under all sinks
- Lever door hardware, with privacy sets on all bathroom doors

### Luxury Kitchen Cabinetry

- Custom kitchen cabinetry
- Soft close doors and drawers
- Stone countertop
- Stainless-steel sink
- Centre island with overhang for seating

### Electrical, Plumbing & Mechanical Features

- Two high efficiency natural gas furnace(s)
- High efficiency gas hot water tank
- Programmable thermostat installed with programmable features
- All bathrooms with quiet ventilation systems
- Gas fireplace with a modern design
- Quality modern plumbing fixtures
- Water saving low flush toilets
- Laundry room rough-in with utility sink
- Plumbing roughed in for select appliances
- All fixtures fitted with shut off valves
- Two exterior hose bibs (located at front and rear of home)
- Well pump system
- Septic system as per engineered design
- 200amp electrical service
- GFI protected outlets as per electrical code
- Smoke/carbon monoxide detectors as per building code
- Automatic garage door opener rough in(s)
- Slim LED pot lights and light fixtures installed as per design
- House roughed in with high-speed internet wiring
- Four exterior receptacles at front and rear of home, with holiday switch to front receptacle
- Doorbell system included



CHURCHILL  
VALLEY ESTATES

## Features and Finishes

- Home security system rough in

### Landscaping

- Lots graded and seeded
- Paved driveway

### Warranty

All homes are backed by "Tarion".

7 Years – Major structural

2 Years – Plumbing, heating, electrical systems, and building envelope

1 Year – Builder comprehensive warranty

\*All selections are from builder's samples. All renderings are artist's concepts. Many features and finishes shown represent standards that may or may not be included. Some upgraded features and finishes have been included, demonstrating customizing options available. Specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. Floor plans show approximate dimensions.