



Standard Home Features

Fine quality, attention to detail and incredible price affordability are standard in all our homes. We build in the quality where it counts with standard features not normally found in other home packages and invite you to personalize with options of your choice.

Construction

Overall high quality, low maintenance, energy efficient, durable building envelope.

- 2X6 exterior walls R20 insulation.
- R40 attic insulation.
- Acrylic stucco and HardiPlank low maintenance exterior.
- 30-year asphalt laminate shingles.
- Craftsman style exterior detailing.
- Engineered roof trusses.
- Engineered silent floor system.
- Garage R20 insulation, painted drywall and smooth finish concrete floor.
- Metal insulated garage door.
- Metal insulated entry door with dead bolt hardware.
- Insulated, heated crawl space with concrete floor.
- Thermal sealed, double glazed, ventilating vinyl windows with screens and liners.
- Aluminum gutters, soffits, and down spouts.
- Engineered wood fascia.
- Covered decks*and patios designed for privacy.
- Individually designed front facade.
- Duradeck Supreme sun deck surface*.
- Aluminum soffit to underside of deck*.
- Aluminum deck railing*.
- Developer approved exterior Building Scheme.

Interior Architecture and Finishes

Custom design floor plan and interior.

- Expansive great room designed for easy entertaining.
- Nine-foot ceilings and elegant vaulted foyer.
- Spacious walk-in closet.
- Craftsman style details.
- Functional island with eating bar.
- Classic raised panel doors and bifolds.
- French door(s) to patio/ deck *.
- 3 1/2" wood base and 2 1/4" wood casing.
- Acoustic spray texture ceilings.
- Drywall and trim three coat paint system.
- Kitchen and vanity cabinets in solid wood frame flat panel or lacquer finish shaker style.
- Selection of laminate countertops
- Stain resistant quality nylon carpet in your choice of a plush, textured loop or frieze with multiple colour choices.
- Artistic wood mantle and tile surround to fireplace.
- Tile or laminate hard surface flooring choices
- Basement finish as per main floor*.
- Nine foot basement ceiling*.

Architectural Accessories

- Weiser satin chrome door hardware.
- Full width vanity mirrors.
- Chrome bathroom accessories.
- White wire closet shelving.
- Wood cap stair rail; metal or wood spindles*.

* Applies to walkout home.

Standard Home Features - Continued

● **Systems and Services** ●

Mechanical, electrical and plumbing services inspected to meet provincial codes.

- Central air conditioning.
- High efficiency gas furnace.
- 40 gal. hot water tank.
- Gas fireplace.
- One gas BBQ quick connection.
- Low sound exhaust fans
- Two hose bibs and irrigation connection.
- Quality brand name plumbing fixtures.
- Stainless steel dbl. kitchen sink with spray.
- Pre-plumbed ice maker water line.
- Acrylic shower and/or soaker tub.
- Designer chrome faucets and fittings.
- 8 Pot lights plus \$1500 light fixture package.
- Decor switches and receptacle plates.
- Central vacuum rough-in.
- Hardwired smoke alarms.
- Telephone and cable outlets
- Rough-in security system.
- Automatic garage opener with 2 controls.

● **Builder Assurances** ●

Seidler Construction Ltd. is a licensed residential builder under the Homeowner Protection Act

- Builder has lived in Oliver for 40 years and has built over 150 homes.
- **2/5/10** year new home warranty St. Paul Guarantee Insurance Co.
- Controlled building scheme and design guidelines.
- Building permit by builder.
- Home owner's manual.
- Builder and trades resident for post-occupancy follow up.

● **Barrier Free Considerations** ●

- Fully accessible on-grade entry; no steps or stairs; most plans.
- Grab bar backing in all bathrooms.
- Single lever faucets.
- Single lever door hardware.
- Low viewing windows.
- Design adaptations available.

● **Landscape** ●

Fine quality, award - winning landscape design and construction.

- Access and/ or views to beautiful central park with waterfall, stream, pond, walkway, putting green, picnic area, mature trees and generous landscaping.
- Original landscape design for each lot.
- Front, back and side yards fully landscaped.
- Concrete patio, walkway and driveway.
- Grading, topsoil, sod, trees and plant materials.
- Programmable irrigation system.

● **Security** ●

- Gated vehicular entrance.
- Deadbolt entry locks.
- Roughed-in security system.
- Hardwired smoke detectors.
- Automatic garage door openers.

Notes:
