

STANDARD FEATURES & SPECIFICATIONS

SPECIAL FEATURES

- Beautiful exterior features including 5/12 pitch dormer, Tudor pillars, Hardiboard & Shake treatments
- Wood treatment on hitchend & curbside windows
- Extended eaves on all 4 sides (12" Side 18" Front and Rear)
- Transom windows on curbside & hitch end
- Deluxe stainless steel range hood
- Stainless Steel appliances
- Built in oven with built in microwave above
- Countertop cerantop range
- Stepped cabinets
- Countertop build out at range
- Black anthracite sink
- Full tile backsplash in kitchen with special tile accent
- Chef's island
- 36" shower in ensuite
- Framed mirror in both baths with theatrical lights

GENERAL CONSTRUCTION

- 8' Ceilings Cathedral ceiling in living, dining area, and kitchen
- Maintenance free vinyl lap siding and metal fascia
- Fiberglass shingle roof (25 year)
- 7/16" roof sheathing
- Engineered full 4-12 pitch roof trusses
- Textured (primed) gyproc ceiling
- Exterior walls built 2"x6" @ 16" o.c strengthened with 3/8" OSB sheathing on inside and outside of wall
- 5/8" T & G OSB Floor Decking glued and screwed
- 2"x10" Floor joists @ 16" o.c.
- Heavy tubular steel frame
- Decorative insulated entry doors with dead bolt and peephole (36" front door)
- Coach lights at all exterior entrances
- Screen doors on front and rear entrances
- Residential maintenance free Low E PVC windows c/w vinyl sills, screens and security locks
- Exterior GFI electrical outlet and frost free water tap
- Insulation meets or exceeds codes
- Floors R-20, Walls R-20 & Ceiling R-40 (min)
- *Insulation plus package is a forced option on all BC homes

TASTEFUL INTERIORS

- Plush saxony carpet in living room, hall and all bedrooms (certain models)
- Quality cushioned linoleum flooring all other areas (Selected by décor)
- Coordinating window valance over 2" white faux wood blinds (inset in window) in all areas except bathrooms
- Pre-finished interior passage doors

BRIGHT, BEAUTIFUL KITCHENS

- 19 cubic foot, 2-door, frost free refrigerator
- Spacious pantry
- Doweled, full modular cabinetry w/crown moulding
- Three distinctive colors of cabinet doors to choose from

SPACIOUS BATHS

- One-piece quality fiberglass tub and shower units
- Oval tub in ensuite
- Curved Shower rods in all tubs
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- Single lever faucet on tub/shower unit
- 36" vanity height in ensuite

UTILITY SERVICES

- 100 amp electrical pane
- High efficiency (95.1+AFUE) gas furnace with condensation pump
- 33 Imp. (40US) gallon natural gas water heater
- Wired, plumbed and vented for washer and dryer
- Shelf above washer and dryer
- Primary exhaust fan c/w dehumidistat
- CO/Smoke Detector(s) c/w battery backup
- GFI Protected receptacle for heat tape
- Dedicated receptacle in "Freezer Area"
- Communication outlet (2) – Kitchen and Master Bedroom