

STANDARD FEATURES

All Waters Edge homes come with the following standard features throughout:

- California Knock-Down Textured Ceilings
- Rounded Drywall Corners
- Flat Profile 4" Baseboards with 3.5" Casing
- Decora Switches and Plugs
- Brushed Nickel Light Fixtures
- Pot Lighting
- Free-Slide Wire Shelving in Closets
- Three Coats of Zero-VOC Paint
- PlyGem Maintenance-Free Low-E Argon Dual Glazed PVC Windows
- Roughed-In Central Vacuum System
- Hard-Wired Combination Smoke/Carbon
- Monoxide Detector
- Telephone and Cable TV Hook-ups
- Triple-Hinged, Smooth Panel Interior Doors
- Weiser Door Levers on All Passage Doors



KITCHEN FEATURES

- Four stainless steel Whirlpool® Energy Star Appliances, including:
 - 4.8 cu. Ft. capacity Glass Top Self-Cleaning Range
 - Top Mount 33" Wide Fridge
- 3 Level Wash System Tall Tub Dishwasher
 - 1.7 cu. Ft. OTR Microwave/Hood Fan
 - Wide Variety of Cabinetry Styles and Colors, Complete With Matching Toe Kicks and Crown Moulding
- Stainless Steel Double Kitchen Sink with Single Lever Delta Faucet and Pull-Out Sprayer
 - Full-Height Tiled Kitchen Backsplash
 - Pot and Pan Drawers
 - Post-formed Counter Tops with Self-Edge
 - Wood Laminate Flooring
 - Free-Slide Wire Shelving in Pantry
 - Island Plug-In

LIVING & DINING ROOM FEATURES

- 36" Napoleon Clean Face Gas Fireplace with Hideaway Panel and Adjustable Flame/Heat Control with Remote Control and Mantle
 - Ceiling Fan
- Wood Laminate Flooring (Hardwood Options Available)

BATHROOM FEATURES

- Fibreglass Tub with Tiled Shower Surround in Bathrooms
- Linoleum Flooring (Tile or LVP Options Available)
- High Polished Plate Glass Mirrors Spanning the Full Width of Each Vanity
- Delta Single Lever Faucets
- Contemporary Chrome Bathroom Hardware Package
- Bath Exhaust Fans
- Pressure Balance Valve on All Shower/Tub Taps

BEDROOM FEATURES

- Plush or Berber Carpet with 7lb. Underlay
- Ceiling Fan
- Arc-Fault Interrupter Protection in all bedroom Wall Outlets

LAUNDRY FEATURES

- Whirlpool® Energy Star Stackable Washer
- Whirlpool® Energy Star Stackable Dryer
 - Linoleum Flooring
 - Free-Slide Wire Shelving

UTILITY FEATURES

- Two-Stage 95% Efficiency Gas Furnace
- Programmable Thermostat with 4" Blue Display
 - Lau L-40 Standard Humidifier for Optimal Home Humidity Levels
- Ceiling R40 Cellulose Loose Fill Attic Insulation
 - Exterior Frost Free Walls with R20 Insulation, All Formaldehyde Free
- 40 Gallon Energy Star High-Efficiency Hot Water Tank
- Drywalled, Taped, and Insulated Garage (where applicable)

STRUCTURAL FEATURES

- Fully-Engineered Floor and Truss System for a "Silent Floor"
- Sub-floor 3/4 Inch Fir, Tongue and Groove
- Exterior Walls Framed 2" x 6" , Studs at 16" on Center with 3/8" OSB Plywood Wall Sheathing
- 3/4" Fir T&G plywood on roof
- Manufactured, Engineered Roof Trusses

BASEMENT FEATURES

- 5' x 2' Basement Vinyl Double Slider Window to ease future basement development (where applicable)
- 3-Piece Roughed-In Plumbing (where applicable)

STAIRCASE FEATURES

- Plush or Berber Carpet with 7lb. Underlay
- Paint-Grade Solid Maple Railing



EXTERIOR FEATURES

- Stone and Vinyl Shake or Vertical Siding Accented Exterior
 - Garage Doors to Match Trim Exterior Color
 - Paved Asphalt Driveway
 - Exposed Aggregate 4' Wide Concrete Sidewalk
- Stone Accents (where applicable)
 - 48" Hinged Downspouts to Eavestrough
 - Pressure Treated Deck with Maintenance-Free Aluminum Railing
- Maintenance-Free Exterior Siding, Soffits, Fascia and Eaves
 - 2 Exterior Non-Freeze Hose Connection
 - 2 Exterior Waterproof GFI Plugs
 - 2 Exterior Soffit plugs
- 30 Year IKO Cambridge Fiberglass Shingles with Class "A" Fire Resistance Rating
- Insulated Fiberglass Entry Doors, with Deadbolts on Front, Rear, and Garage/House Door
 - R11 Steel Insulated Overhead Garage Door with Whisper Drive Belt Driven Operator with Keyless Entry and 2 Controls (as applicable)

LANDSCAPING FEATURES

- Final Lot Grading with Top Soil
- Washed Rock accents complete with shrubbery
- Grass Sod
- Trees and Shrubs on Property Lines
- Complete Mulch Bed on Property line for Trees and Shrubs
- Edging to contain Mulch Beds



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