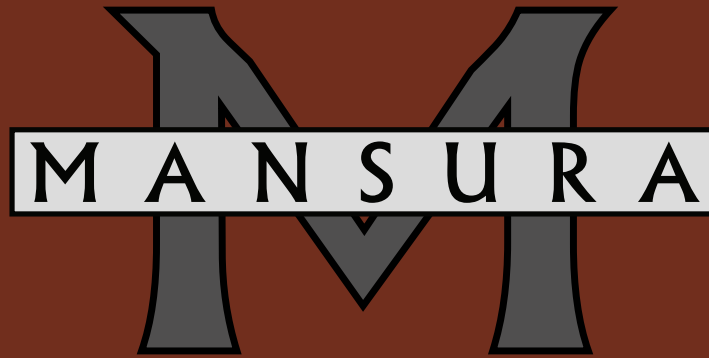
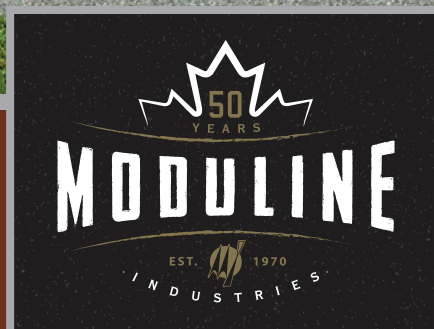




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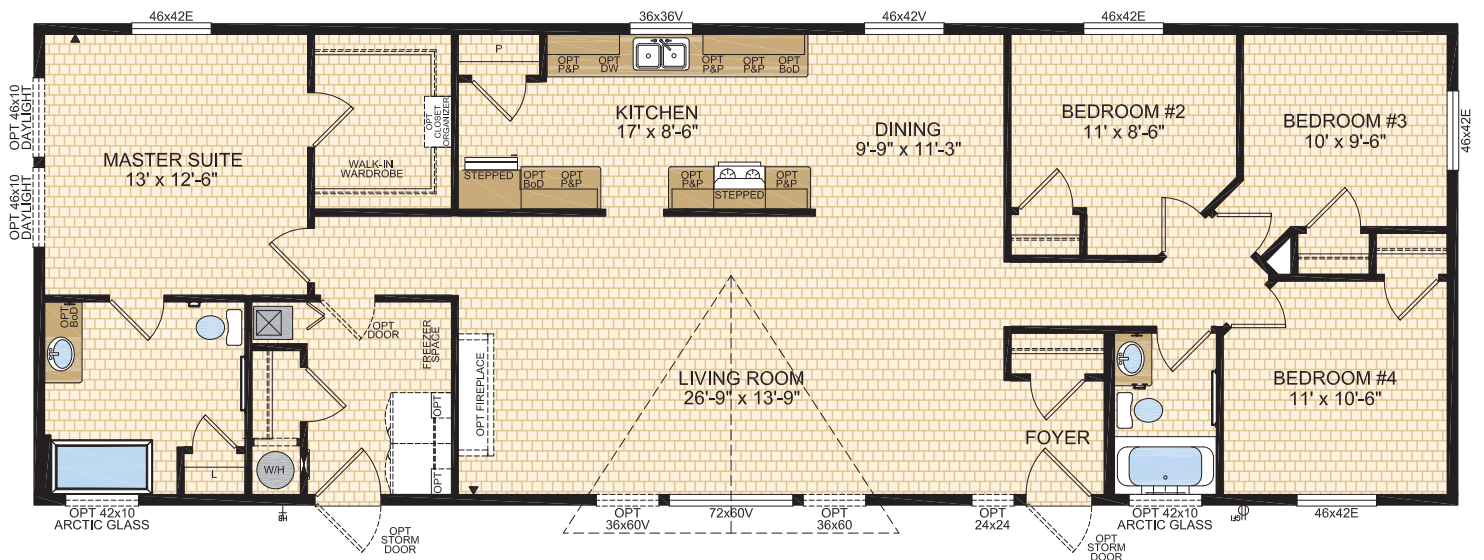
ASHCROFT

Model 24100

4 Beds | 2 Baths
24' x 70' ~ 1,680 sq. ft.

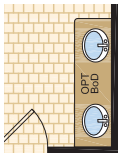


Options shown in image: 9 Lite Front Doors, Painted Smartboard Window Trim & Corners, Board & Batten, Stacked Stone, Arctic Glass Windows, 2-36x60 Windows in Living Room, Tudor Columns, Eyebrow Dormer.



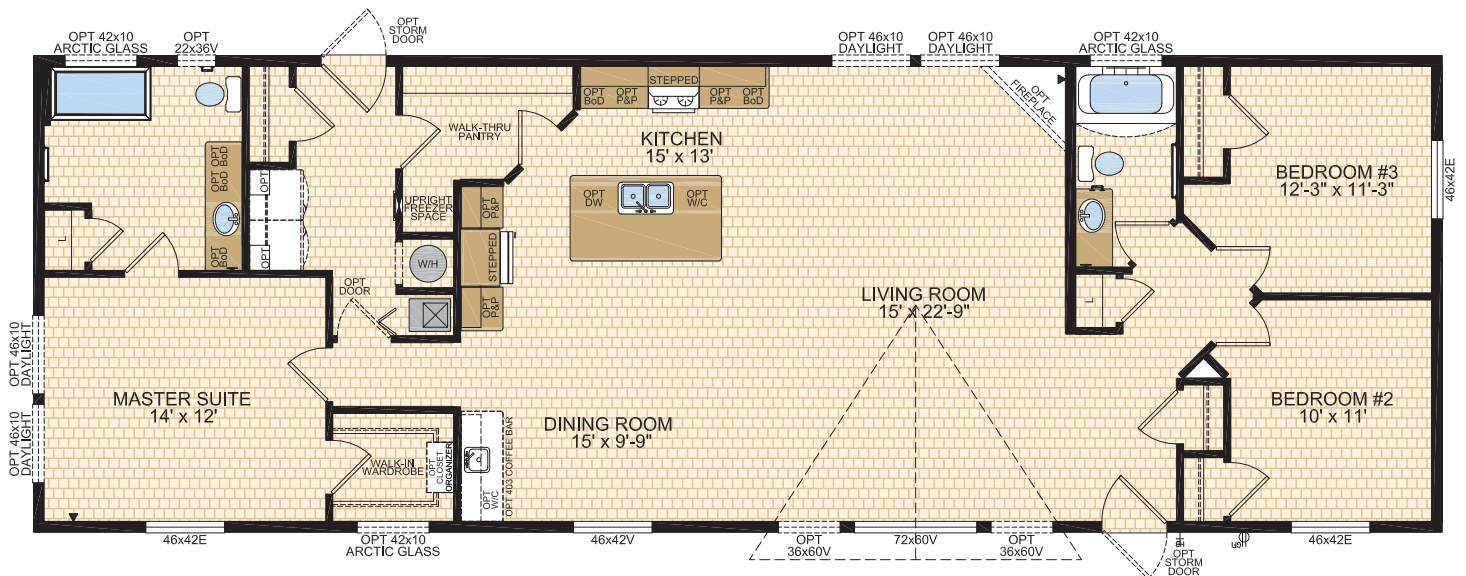
BEAUPORT Model 24101

3 Beds | 2 Baths
24' x 70' ~ 1,680 sq. ft.



ENSUITE SHOWN w/
SECOND OPTIONAL SINK

Options shown in image: Alys Front Door, Painted Smartboard Window Trim & Corners, Board & Batten, Stacked Stone, 2-36x60 Windows in Living Room.

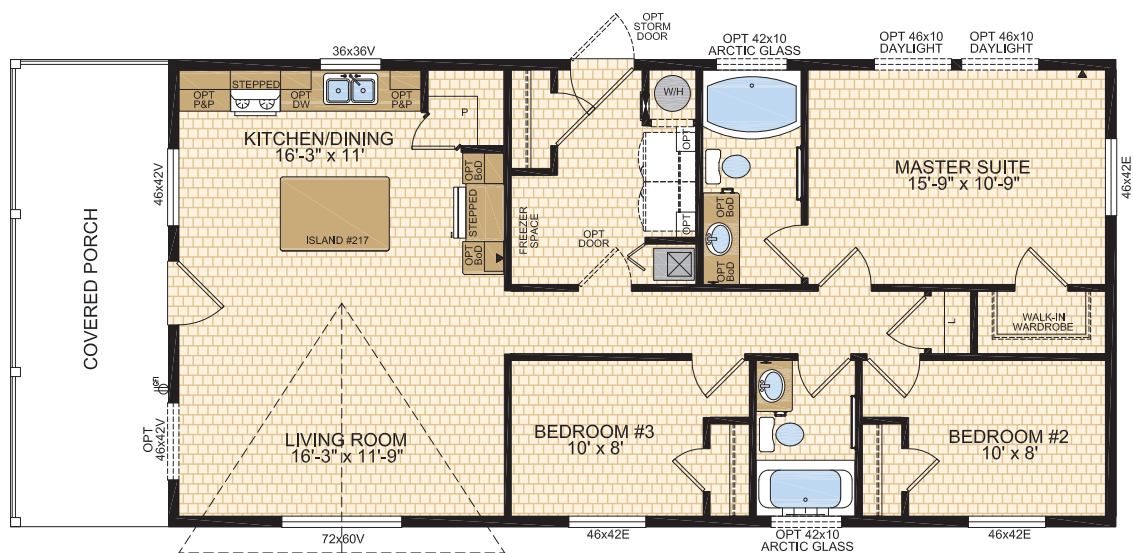


BELLE CREEK
Model 24103

3 Beds | 2 Baths | Porch
24' x 56' ~ 1,344 sq. ft.



Options shown in image: 15 Lite Front Door, Painted Smartboard Window Trim & Corners, Shakes, Stacked Stone, Bathroom Window, 46x42 Window in Living Room, Arctic Glass Window.

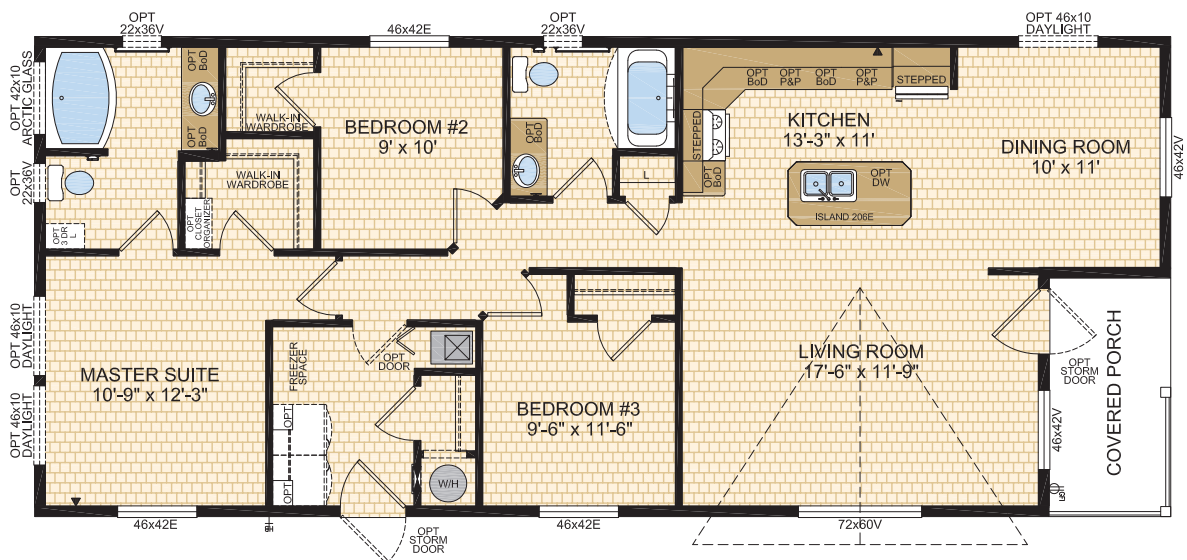


WHITMAN
Model 24113

3 Beds | 2 Baths | Porch
24' x 56' ~ 1,344 sq. ft.



Options shown in image: 15 Lite Front & Rear Doors, Painted Smartboard Window Trim & Corners, Shakes, Painted Cement Board Siding, Eyebrow Dormer.

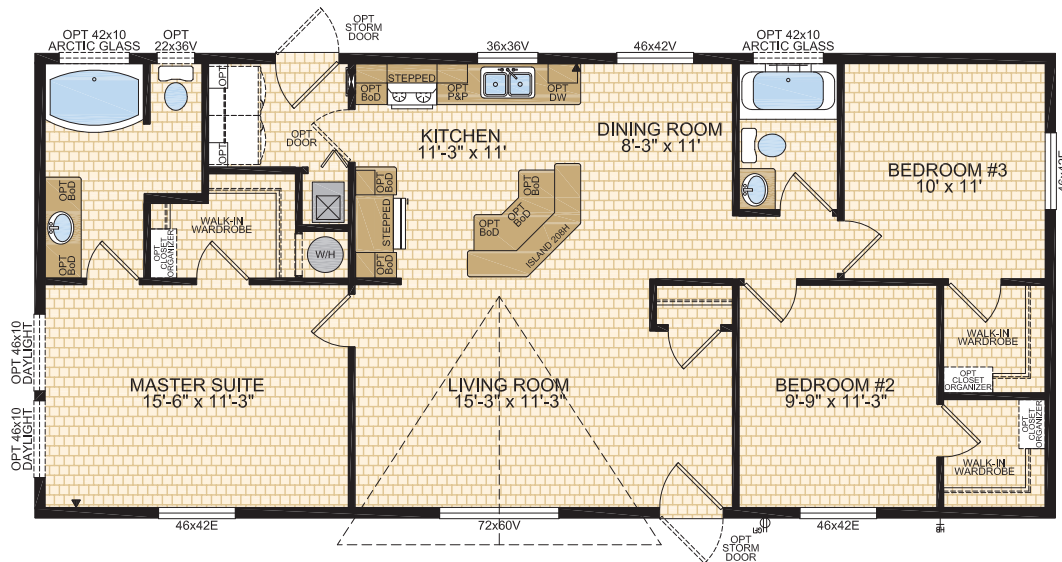


BRIDGEPORT Model 24114



3 Beds | 2 Baths
24' x 52' ~ 1,248 sq. ft.

Options shown in image:
9 Lite Front Door, Painted Smartboard Window Trim & Corners, Board & Batton Stacked Stone, Eyebrow Dormer, Tudor Columns, Painted Cement Board Siding, 46x60 Windows ILO 46x42 Bedroom #2 Bedroom #3 & Master Suite Windows.

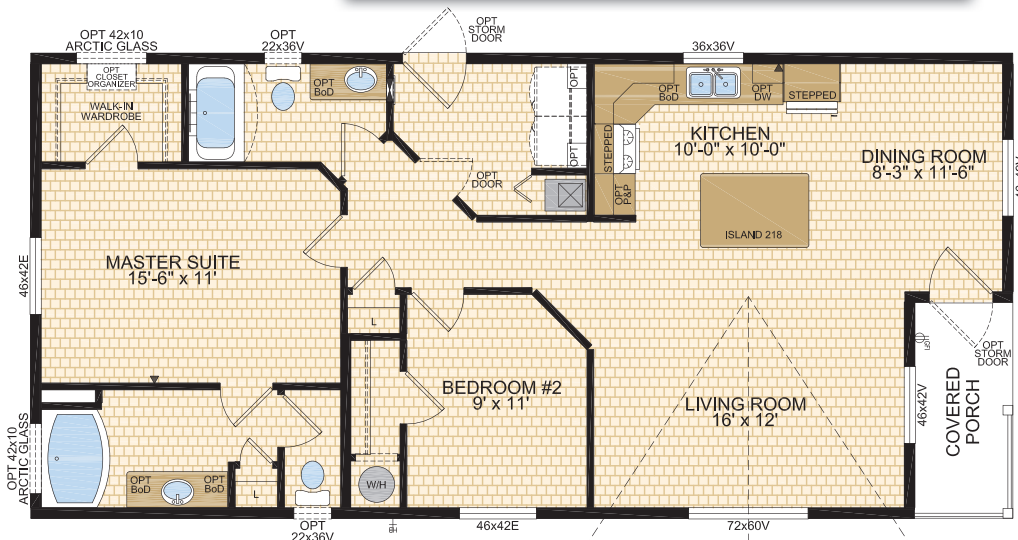


REED POINT Model 24115



2 Beds | 2 Baths | Porch
24' x 50' ~ 1,200 sq. ft.

Options shown in image: 15 Lite Front Door, Painted Smartboard Window Trim & Corners, Shakes, Stacked Stone, Eyebrow Dormer, Bathroom Window, 46x60v Window ILO 46x42 Bedroom #2, 2-46x60 Windows ILO 72x60 Living Room Window.



STANDARD FEATURES & SPECIFICATIONS

General Construction	
Building Code	A-277 Zone 7A*
Snow Load	Live load 42 psf (2.01 kPa) Ground snow load 72.6 psf (3.48 kPa)
Insulation R Values	Floors R-48, Walls R-22 & Ceiling R-40 (min) Meets zone 8 of the 9.36 Energy Code**
Floor	Engineered open web truss @ 19.2" o.c. Double LVL rim board <i>(Home must be hauled on floats. Full length of floor must be fully supported during transport.)</i>
Decking	19/32" T & G OSB floor decking; glued and screwed
Roof	4/12 roof pitch; engineered roof trusses 7/16" roof sheathing Architectural asphalt shingles - limited lifetime warranty
Eaves	16" vented eaves all 4 sides
Siding	Maintenance free vinyl lap siding & corners
Fascia	Coloured metal
Soffit	White vinyl
Building Envelope	Meets 0.20 L/M2S
Exterior Walls	2"x6", 24" o.c. 3/8" OSB sheathing inside & outside of wall
Interior Walls	2"x4" Interior walls 8' ceilings Cathedral ceiling in living, dining, and kitchen
Ceiling	Textured (primed) gyproc ceiling
Windows	1.36 U-value, dual low E argon filled PVC (meets zone 8 of the 9.36 Energy Code)* c/w vinyl sills, screens and security locks
Living Room	72x60v - Sliding
Dining Room	46x42v - Sliding
Bedrooms	46x42v - Sliding
Kitchen (most models)	36x36v - Sliding
Family Room (if app.)	60x60v - Sliding
Exterior Doors	36" Decorative insulated entry doors - front & rear Includes deadbolt & peephole Single lever door handle - satin nickel Coach lights at all exterior entrances Pot light ILO coach light at porch entrances
Exterior Decorative Features	Dormer over living room window Caspian columns at living room dormer

Spacious Baths	
Tile	Single row w/metal tile edging
Fixtures	One-piece quality fiberglass oval tub & shower unit - ensuite One-piece quality fiberglass tub & shower unit - main bath White oval drop in sink Single flush toilet
Faucets	Dual handle vanity faucets Single lever faucet on tub/shower unit
Hardware	Curved Shower rods in all tubs Towel bar, ring & paper holder - chrome
Vanity	Expansive vanity mirrors
Countertop Heights:	32" in main & secondary bathrooms 36" in ensuite
Electrical	GFI receptacle Power bath fan(s)
Lighting	Hampton light fixture

Tasteful Interiors	
Flooring	Quality linoleum flooring throughout
Blinds	Cellular cordless blinds (excl bathrooms)
Interior Doors	Conmore passage doors - white Louvered bifold at furnace location - white
Interior Door Handles	Single lever in satin nickel Privacy locks on bathroom doors excluding ensuites. If bathroom is an ensuite, bdrm door will have privacy set.
Closets	Solid white shelving
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding	Vinyl wrapped Matches cabinet colour (excl white)
Windows & Doors	#3007 (2-1/4")
Ceiling	Flat #3007 (2-1/4"); Vault #451 2-5/8"
Baseboards	#3007 (2-1/4")
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount in all bdrms, halls & utility room Decorative chandelier in dining room - chrome Wired for ceiling fan in living room (2 switches)

Bright, Beautiful Kitchens	
Tile	Single row w/metal tile edging
Range	30" electric - white Exterior vented range hood w/light - white
Fridge	19 cu.ft., 2-door, frost free - white Opening: 34"x73"
Sink	Double stainless steel sink Single lever faucet w/veggie sprayer - chrome
Pantry	Most models
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors Stepped cabinet over fridge & range Large island standard (most models)
Countertop	Arborite
Lighting	Pot lights (x5)

Utility Services	
Electrical Service	100 amp
Heating	High efficiency (95+AFUE) single stage furnace Natural gas / propane Programmable thermostat
Water Heater	33 Imp. (40 US) gallon natural gas 3m Insulated water lines on hot & cold
Washer / Dryer	Plumbed, wired & vented for side by side Solid shelf above washer/dryer location
Electrical - Other	Primary exhaust fan w/dehumidistat & switch Smoke detectors w/battery backup in bdrms CO/Smoke Detector(s) w/battery backup locations as per code Arc fault protection as required by code GFI protected receptacle for heat tape Dedicated receptacle in "Freezer Area" Exterior GFI electrical outlet by front door Blank communication outlet: kitchen (1), master bdrm (1)
Plumbing - Other	Exterior frost free water tap Shut off valves all fixtures (excl tubs)



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Exterior Wall Construction

Best Standard in the Housing Industry!

2"x6" EXTERIOR WALLS CONSTRUCTED @ 24" O/C TO MAXIMIZE ENERGY EFFICIENCY

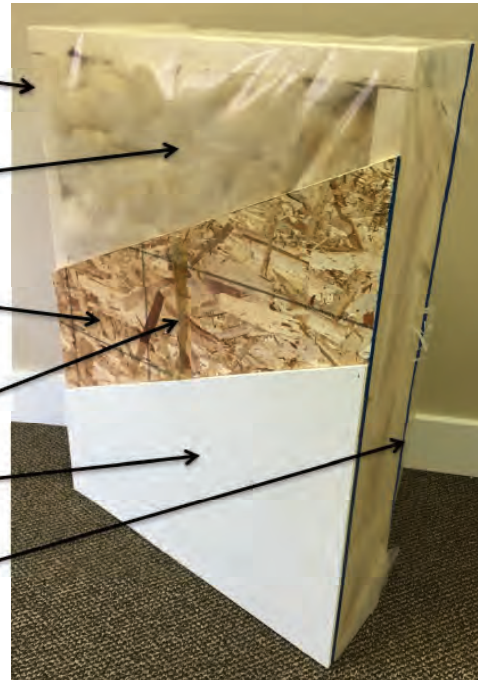
R22 INSULATION WITH 6 MIL POLY (ZONES 6 TO 8 UNDER 9.36 ENERGY CODE)

3/8" STRUCTURAL INTERIOR OSB FOR THE STRONGEST WALL IN THE INDUSTRY

ALPHA GLUE TO MAXIMIZE STRENGTH AND MAINTAIN HOMES INTEGRITY

1/2" VINYL COVERED GYPROC FASTENED TO OSB USING ALPHA GLUE SYSTEM

3/8" STRUCTURAL EXTERIOR OSB FASTENED TO STUDS WITH SHEATHING STAPLES



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