

ENTICING INTERIORS

- Unique custom plans featuring professionally designed interiors
- Beautiful wide plank engineered hardwood flooring on main floor (excluding den)
- Premium wall to wall carpeting
- Sleek white painted wood staircase railings
- Stylish black iron staircase spindles
- Two designer selected interior colour palettes to choose from
- Glued and screwed sub floors ensure minimal squeaks, now and in the future
- Mud room storage bench with coat hooks to keep your family organized
- Stunning tile surround gas fireplace in great room with custom wood shelving painted to match trim
- Swing closet doors throughout main and top floors, bi-fold closet doors in basement bedrooms
- Melamine closet organizer in the master bedroom
- Stylish 4" recessed ceiling pot lights with LED bulbs and chrome surrounds
- 6'8" Masonite Lincoln park doors with Taymor Vega handles in matte black with square rosette
- 7-1/4" Baseboards on main floor, 5-1/2" on upper floor and basement
- 3-1/2" trim around all doors and windows in a contemporary picture framed style
- Smooth painted ceilings on main floor

TIMELESS EXTERIORS

- Stunning stone clad exterior accents on front elevations
- Secure 3'x8' fiberglass front entry door with frosted glass panels
- High quality Low-E vinyl windows with argon gas thermal break

- Designer black framed windows on front elevation
- Long lasting asphalt "shake style" shingle roof with 40-year product warranty
- Smart Seal, dimple wrap foundation to keep the basement dry
- Continuous 5" aluminum gutters with downspouts
- 8' high insulated, steel garage doors with automatic garage door opener and two remotes
- Drywalled and fire-taped garage ceilings and walls
- Two conveniently located, self-draining exterior hose bibs
- Exterior GFI electrical outlet front and rear
- Low maintenance hardiplank exterior cladding with wood trimmed windows

SOPHISTICATED KITCHENS

- Premium Appliance package includes: Bosch 36" cooktop, Bosch combo double wall oven, Bosch built-in dishwasher, Bosch 36" counter depth fridge, Bosch chimney hood fan
- Premium custom cabinetry with contemporary matte black door hardware and soft closure
- 3cm solid Caesarstone quartz countertops
- Contemporary designer tile backsplash
- Extra large single bowl under mount stainless steel sink with deluxe pull out chrome faucet
- Two island pendant lights
- Under cabinet lighting beautifully accents your kitchen

OPTIONAL WOK KITCHENS

- Single bowl stainless steel undermount sink with pull out faucet
- 30" Bosch gas cooktop with Bosch undermount hood fan
- Additional cabinetry and countertops matched to your main kitchen

SPA-LIKE MASTER ENSUITES

- Designer selected Caesarstone quartz countertops
- Premium cabinetry with contemporary door hardware allows for ample drawer space and storage
- Dual under mount sinks with contemporary chrome faucets
- Elegant MAAX free-standing soaker tub with pot light overhead
- Deluxe frameless glass shower enclosure with acrylic base and tile surround
- Shower equipped with a deluxe shower head and hand-held wand with diverter
- Premium designer lighting fixtures
- Contemporary tile flooring

IMPRESSIVE BATHROOMS

- Premium cabinets with Caesarstone quartz countertops
- Under mount sinks with premium chrome faucets
- Classic bevelled mirrors throughout with premium floating mirrors in ensuite and powder room
- Well-ventilated bathrooms include fans and GFI circuits
- Designer tile surrounds with premium acrylic tubs and shower rod
- Environmentally friendly ultra low flow 4.8L American Standard toilets

PEACE-OF-MIND SECURITY

- Hard-wired carbon monoxide and smoke detectors
- Security system rough-in - all windows, doors, including three keypads and two motion detectors
- Exterior lighting illuminates rear deck and basement door
- Arc-fault circuits throughout home
- 125 amp main electric service to house

UNRIVALED OUTDOOR LIVING

- Professionally landscaped front and back yard
- Backyard cedar fencing starting at the rear corners of the house with one side gate
- Luxurious French doors open to spacious patios
- Timeless black aluminum railings where required
- Low maintenance crushed gravel side yards
- Beautiful exposed aggregate concrete driveway
- Elegant trowel finish concrete rear patio or raised decks with vinyl deck membrane
- Quick connect BBQ gas line
- Optional rear patio covers

STATE-OF-THE-ART EFFICIENCY

- Lennox natural gas furnace with 93% efficiency and multispeed fan
- Air source heat pump provides efficient heating and cooling all year long
- Exterior walls feature R20 insulation with R40 insulation in ceiling
- High capacity 65 gallon electric hot water tank
- Central vacuum rough-in with 6 outlets and vac pan in kitchen
- Six cable outlets and six telephone / CAT5e outlets with smart panel

ARTFULLY FINISHED BASEMENTS

- 9' ceilings with extra large windows
- Full-sized extra bedroom and three-piece bathroom
- Spacious recreation room with 5.1 surround sound roughed-in
- Optional wet bar rough-in and finish packages
- Optional legal suite finish packages

CUSTOMIZE TO SUIT YOUR NEEDS

Distrikt Homes offers a wide range of custom finishing options and upgrades that allows you to personalize your home and make it your own!

Distrikt Homes reserves the right to make modifications and changes to the building design, specifications, features and to the models and specific brands noted in the building features without prior notification. E. & O.E.