



HYDE CANYON

ESTATE HOMES

Premium customizations added to this Luxury Home

INTERIOR CUSTOMIZATIONS

- Custom Linear Fireplace in Great Room with customized niches for full Sound System
- Custom outdoor kitchen with Fireplace, Sink and Bar Fridge
- 6000 watt Infratech Patio Heaters in Basement and Main Covered Patios
- Sound Systems through-out the home: Master Bedroom. Great Room / Living Space. Basement.
- Wood feature wall in Den and Powder Room
- Engineered Hardwood on All Stairs and Upper Hallway
- Main Floor tiled with 24" x 24" tiles, aside for Den
- Basement Gym package: 6 potlights, mirrored wall, rubber floor.
- Heated Tile Floors in all Bathrooms
- Heat Pump: Heating & Cooling through-out your home
- Navien NPE240A tankless system with recirculating pump
- Wet Bar with Fridge, Dishwasher and sit up bar in Basement
- LED Stair Tread Lighting ~ To Basement
- Chrome Hardware in Bathrooms
- Soap Niche in Ensuite Shower
- Body Sprayers in Master Ensuite
- Additional pot lights through-out home
- Custom Mirrors in En suite and Powder Room
- Additional drawers in Bathrooms and Kitchen Cabinetry
- Wine Cooler in Kitchen
- White wood organizer upgrades in closets
- Additional cable jacks, outlets and dimmer switches in home

EXTERIOR CUSTOMIZATIONS

- Gas Line BBQ Boxes at Main and Basement Patios
- Contemporary Glass Garage Doors
- Front Door Camera System with 3 - 7" touch screen viewing stations
- Front and rear yard irrigation system - Installed & Warranted by University Sprinklers
- Exterior GFCI outlets added to all levels for Christmas Lights
- Hottub Wiring to basement patio area for future Hottub
- Storage Shed and Concrete Slab



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Premium amenities included with your Distrikt home

ENTICING INTERIORS

- Unique custom plans featuring professionally designed interiors
- Beautiful engineered hardwood flooring on main floor
- Premium carpeting throughout
- Sleek stained wood staircase railings matched to hardwood floors
- Stylish iron staircase spindles
- Decora light switches throughout
- Designer selected colour palettes, includes up to the 3 paint colours
- Glued and screwed sub floors ensure minimal squeaks, now and in the future, with engineered Weyerhaeuser Truss Joist system floors
- Stunning tile surround gas fireplace in great room
- Wood trimmed windows and doors throughout
- Stylish 4" recessed ceiling pot lights with premium shrouds
- Large doors from 6'8"-8' high (depending on ceiling height and plan)

TIMELESS EXTERIORS

- Stunning natural stone clad exteriors on front elevations
- Secure 3'6" fiberglass multipoint locking front entry door
- High quality low-E vinyl windows with argon gas thermal break
- Long lasting asphalt "shake style" shingle roof with 40 year product warranty
- Smart Seal, dimple wrap foundation to keep the basement dry
- Continuous 5" 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
- Three conveniently located, self-draining exterior hose bibs
- Exterior GFI electrical outlet front and rear
- High quality James Hardie brand fiber cement siding with wood trims
- Hyde Canyon themed driveway light with illuminated house numbers

UNRIVALED OUTDOOR LIVING

- Professionally landscaped front and back yard
- 6' solid cedar fenced side yard with one side gate
- Black chain link fence along rear property line, fronted by cedar trees, provides increased privacy
- Luxurious french doors open to spacious decks
- Durable epoxy stone decking on rear decks
- Timeless black framed aluminum glass railings
- Low maintenance crushed gravel side yards
- Beautiful exposed aggregate concrete driveway
- Elegant trowel finish concrete walkway from front yard to rear patio
- Electric patio heater rough in on main floor deck

STATE-OF-THE-ART EFFICIENCY

- Lennox natural gas 95% efficiency furnace
- Exterior wall feature R20 insulation with R40 insulation in ceiling
- Extra capacity 80 gallon electric hot water tank
- Roughed-in surround sound in great room and basement
- Roughed-in central vacuum system with vac pan in kitchen
- Six cable outlets and six telephone / CAT5e outlets with smart panel
- Samsung high efficiency front load washer and dryer

SOPHISTICATED KITCHENS

- Premium appliance package includes: Bosch double wall oven, 36" gas cooktop, warming drawer, counter depth fridge and dishwasher (or equivalent allowance to choose your dream appliances)
- Premium wood cabinetry with contemporary door hardware
- 3 cm. solid Cambria quartz countertops
- Contemporary designer tile backsplash
- Professional under mount stainless steel sink
- Stylish 4" recessed ceiling pot lights with premium shrouds
- Two contemporary island pendant lights
- Under cabinet lighting beautifully accents your kitchen

SPA-LIKE MASTER ENSUITES

- Designer Cambria quartz countertops
- Premium cabinetry with contemporary door hardware allows for ample drawer space and storage
- Dual vessel sinks with contemporary faucets
- Elegant MAAX oversized free-standing soaker tub with 4" recessed ceiling pot light with premium shroud
- Deluxe frameless glass walk-in glass shower with tile base and surround
- Premium designer lighting fixtures
- Contemporary tile flooring
- Upgraded American Standard studio toilet with soft-close seat

IMPRESSIVE BATHROOMS

- Premium wood cabinets with Cambria quartz countertops
- Undermount sinks with premium faucets
- Classic bevelled mirrors and framed mirror in powder room
- Powder rooms feature American Standard studio toilet with soft-close seat
- Well-ventilated bathrooms include fans and GFI circuits
- Designer tile surrounds with either premium acrylic tubs, or shower pans with frameless glass enclosures (plan dependant)
- Environmentally friendly ultra low flow 4.8L American Standard toilets

PEACE-OF-MIND SECURITY

- Hard-wired carbon monoxide and smoke detectors
- Rough-in security system with three keypads and two motion detectors
- Leading-edge fire sprinkler system with concealed heads
- Exterior lighting illuminates rear deck and basement door
- Arc-fault circuits in bedrooms
- 200 amp main service to house, 100 amp basement subpanel

ARTFULLY FINISHED BASEMENTS

- Full-sized extra bedroom and three-piece bathroom
- Spacious recreation room with premium lighting
- Media room with roughed-in wall and ceiling surround sound
- Bright, extra large basement windows
- Luxurious 9' high basement ceilings
- 4' wet bar including stainless steel sink and bar fridge