



## **Condominiums Standards List**

### **Quality Interiors**

- Hardwood floors with choice of 4 colours, or carpet (berber or plus line) with choice of 3 colours, or laminate with choice of 3 colours
- Tile for the laundry room and bathrooms with choice of 3 colours
- Cabinets made of solid real wood in kitchens and bathrooms with choice of shaker style or raised panel style cabinet doors
- European self closing hinges on all cabinet doors
- Self close drawer glides included with custom combination garbage/recycling bin included
- Choice of 8 standard granites for kitchen and bathrooms
- 9' ceilings throughout
- Every unit to included large laundry/storage area in unit
- Cabinet door handles with choice of 5 styles and 3 colours
- Interior doors choice of 3 designs
- Interior door handles, round and in Nickel or bronze
- Interior trim in 3 design choices
- Kitchen, dining, living room to have 5" crown moulding
- Intercom and audio front door unlock system from each unit
- Trim choice of 2 colours provided (White or Off White)
- Ceilings half mixture of trim
- Choice of either one paint or one stain for cabinetry from selection provided
- Choice of 3 wall colours in a light to medium palette, all paint to be purchased from Sherwin Williams on West Side Saint John. Any dark colours requiring extra costs will be an extra charge
- Ensuite Bathrooms to have large custom built vanities with double sinks and mirrors provided for all vanities
- All interior doors in each unit are 36`wide wheel chair accessible where possible
- Building hallways to be high end finishes including crown moulding and some wainscoting
- Full access to each floor by elevator
- Unit entrance door to be custom 20 minute fire rated solid doors
- Entry door to have upgraded door handle set with dead bolt

### **Safety, Energy, and Economy**

- Each unit to have own ventilation system
- Each unit to have mini split heat pump system for efficient use of heat and air
- Each unit to have backup electric baseboard heat
- Large double and triple Low-E Argon windows with 14`transom glass over top included each unit
- Exterior walls upgraded to full blown in blanket R value 24-27

- Sound proofing between each unit is a 2x4 wall insulated, 1 inch air space, then another r2x4 wall insulated. One side each double wall system has horizontal resilient channel along with 2 layers of 5/8 fire guard drywall. This will give an excellent sound barrier
- Wall between units and hall to be similar
- Floor is to have a layer of cement over pour for sound deadening
- Smoke detectors in each bedroom

### **Lighting**

- Choice of 3 packages
- 6 Pot lights included in each unit, 4 in the kitchen, and one in each tub/shower unit
- Kitchen under counter lighting included
- All closets to be lit except linen closet
- TV wire and Cat5 wiring in both bedrooms and living room included
- Lots of interior receptacles spread throughout units
- Decora touch light switches and matching Decora receptacles included

### **Plumbing**

- Scald proof and pressure balanced system
- Porcelain oval under mount sinks in bathrooms
- Under mount kindred double bowl kitchen sink
- Kohler upgraded toilet
- Kitchen faucet with spray in choice of 3 styles and 2 colours
- Bathroom plumbing fixtures to have 3 styles and 2 colours
- Main bathrooms to have choice an acrylic moulded tub/shower unit or acrylic shower unit.
- Ensuite baths to have choice of 5' acrylic moulded tub/shower unit or 5' acrylic shower with seat and glass slider door
- 40 Gallon water heaters provided by NB Power and billed to each unit by NB Power

### **Quality Exteriors**

- Fraser wood shingles, Fraser wood trims, architectural IKO roof shingles, deck posts covered in metal
- Grounds around buildings to be landscaped professionally with many shrub beds, trees, and grass
- Each unit comes with 1 underground parking space and 1 exterior ground parking space
- Each unit comes with additional storage in parking garage
- Access to the pool and pool house with gym and common area with full kitchen, table, and mixture of couches and chairs
- Rear deck will have exterior light and exterior plug
- 6 foot patio door system in each unit to cover decks
- Deck to have aluminum rail system with glass inserts

### **Signature Pledge**

- Each unit covered by signature 1 year builders warranty