



## **Garden Home Standards**

### **Quality Interiors**

- Hardwood floors with choice of 4 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
- 9' ceilings throughout main levels
- Every unit to include large laundry/storage area in unit
- Choice of 8 standard granites for kitchen and bathrooms
- Cabinet door handles with choice of 5 style and 3 colours
- Interior door choice of 3 designs
- Interior door handles, round or level, Brushed Nickel or Bronze
- Interior trim in choice of 3 designs
- Kitchen, dining, living room to have 5" crown moulding
- 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 at Sherwin Williams on West Side Saint John. Any dark colours requiring extra cost 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

### **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" transoms 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 well insulated, 1 inch of air space, then another 2x4 wall insulated. One side each double wall system has horizontal resilient channel along with 2 layers of 5/8 fireguard drywall. This will give an excellent sound barrier
- Smoke detectors in each bedroom

## **Lighting**

- Choice of 3 packages
- 6 pot lights included in each unit, 4 in the living room, 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 Frigidaire double mount stainless steel kitchen sink
- 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 of an acrylic tub/shower unit or acrylic show unit
- Ensuite baths to have choice of acrylic tub/shower unit or acrylic shower unit 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 building to be landscaped professionally with many shrub beds, trees and grass
- 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 covered decks
- Deck to have aluminum rail system in glass inserts

## **Signature Pledge**

- Each unit covered by signature 1 years builders warranty