



## **Standard Package**

- Cabinets solid real wood kitchen cabinets with raised panel style doors or shaker style doors.
- European self closing hinges all cabinet doors. Self close drawer glides included with custom combination garbage bin/recycle bin included.
- Choice of 8 granites for kitchen and all baths.
- 9' ceilings throughout with exception of utility rooms and tray ceilings in some bedrooms to accommodate ducting.
- Every unit will include laundry/storage area in unit.
- Cabinet door handles with choice of 5 styles in 3 colours.
- Interior doors choice of 3 designs.
- Interior door handles choice of round or lever handles in Brushed Nickel or Bronze.
- Interior trim in 3 designs.
- Kitchen, dining, living room, to have 5" crown moulding.
- Intercom and audio front door unlock from each unit.
- Trim choice of 2 colours provided (White or Linen)
- Choice of either paint or stain for all cabinetry from selection provided
- Choice of 1 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 more coats will be extra charge.
- Custom built shelving closets, full walk in pantry with custom built shelving.
- Ensuite bathrooms to have large custom 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.
- Full access to each floor by elevator.
- Unit entrance doors 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 us a 2x4 wall insulated, 1 inch air space, then another 2x4 wall insulated. One side each double wall system has horizontal resilient channel along with 2 layers of 5/8 fire guard drywall.
- Smoke detectors in each bedroom

## **Lighting**

- Choice of 3 packages
- 9 Pot lights in total included in each unit, 3 in kitchen, 4 in the living room, and one in each tub/shower and 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 style touch light switched and matching receptacles included.

## **Plumbing**

- Scald proof and pressure balanced system.
- Porcelain oval under mount sinks in bathrooms.
- Under mount Frigidaire double bowl stainless kitchen sink.
- Kitchen faucet in choice of 3 styles and 2 colours.
- Main bathrooms to have acrylic moulded tub/shower units.
- Ensuite baths to have 5' acrylic moulded 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 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 mixer of couches and chairs.
- Rear deck will have exterior light and exterior plug.
- 6 foot patio door system in each unit to covered decks.
- Decks to have aluminum rail systems with glass inserts.

## **Signature Pledge**

- Each unit covered by signature 1 year builders warranty.