

EXTERIOR:

- Exterior finishes will be chosen by builder as per architectural guidelines.
- Sod included.
- Asphalt driveway included.
- 30 year roof shingles.
- 20MPa concrete footings and foundation as per drawings.
- 8" poured concrete foundation walls with exterior foundation waterproofing system as per drawings.
- 32MPa exterior front porch.
- Garage door and window colours will be chosen by the builder.
- Garage man door to interior included and is to be painted white with additional upgrades available.
- (2) GFI exterior waterproof outlets.
- Pre-finished aluminum soffits, fascia, eavestroughs and downspouts.
- Complete exterior caulking.
- Rear patio french or sliding door leading to backyard where applicable.

INTERIOR:

- 9' smooth ceilings on the main floor and 8' ceiling on the 2nd floor as per selected plans.
- Hardwood and tile flooring throughout main floor from vendor samples.
- Carpets are in all bedrooms.
- Plywood underlay at all tile flooring.

- ¾" premium engineered OSB subfloor that is nailed, screwed and glued.
- Upgraded 4¼" baseboards.
- 36" gas fireplace with wood mantel.
- (2) paint colours included from vendor samples with additional upgrades available.
- Ceilings to be painted white.
- Baseboards and trimwork to be painted white with additional upgraded colours available.
- Cold room with air vents where applicable.
- High end door hardware from vendor samples with privacy locks for all bathrooms.
- All interior doors to be painted white with additional upgrades available.
- Drywall construction in garage.
- Stained oak stairs and handrails with wrought iron spindels chosen by purchaser from vendor samples with additional upgrades (including glass) available.
- Master retreat with enlarged walk in closet as per plans.

ELECTRICAL & TECHNOLOGY:

- Lighting fixture allowance as per signed contract.
- Interior potlights as per signed contract.
- Electrical outlets in every room.
- Pendant light fixtures above eat in kitchen island.
- Switches to be white throughout the home.



- (1) Home security system rough in with additional rough ins available at added cost.
- Central Vac rough in.
- High powered bathroom exhaust fans with a separate switch from lights.
- Door chime at front entrance.
- Interconnected smoke and carbon monoxide detectors as per OBC.
- Ceiling electrical outlet in garage for future garage door opener.

HEATING & AIR:

- Programmable thermostat.
- Hot water heater rental with additional upgrades available.
- High efficient furnace.
- Qualified Heat Recovery Ventilator.
- Ceiling and wall insulation as per OBC.
- Garage ceiling will be insulated on selected plans with living areas above for added interior comfort.

CUSTOM KITCHENS:

- Upgraded kitchen cabinetry from Centennial approved manufacturer.
- Soft closing hardware and pots/pans drawer.
- Laminate countertops from vendor samples in kitchen.
- Sink/faucet from vendor samples with additional upgrades available.
- Receptacle for exhaust fan, refrigerator and electric range.
- Rough in for dishwasher in cabinets.

- Several additional upgrades including under cabinet lighting, wine cooler rough in, wine rack in cabinetry, etc. available.

MASTER ENSUITE/BATHROOMS & LAUNDRY:

- Upgraded cabinetry from Centennial approved manufacturer for all bathrooms and laundry room as per selected plans.
- Laminate countertop from vendor samples in master ensuite with the other bathrooms and laundry room to be complete with laminate.
- All bathrooms complete with sinks and fixtures from vendor samples with additional upgrades available.
- Basement bathroom rough in.
- Laundry room to include sink from vendor samples with additional upgrades available.
- All sinks including laundry room to have hot and cold water taps.

CENTENNIAL TOUCH:

- Personalized decorator consultations to choose colours and finishes from vendor samples.
- Professional cabinet consultation with manufacturer kitchen and vanity selections.
- (3) On site meetings during build with Centennial professional.
- Pre closing walk through with Centennial professional.
- 7 year Tarion new home warranty.
- Tree in front provided and planted by developer as per subdivision agreement.

