

55 Wallbridge Feature Sheet

Foundation

ICF-Insulated Concrete Forms- stronger, more resilient and more energy-efficient home that will significantly reduce your consumption of natural resources as well as your personal contribution to climate change, while still surrounding your family with unsurpassed comfort and safety.

Furnace

40,000 BTU/H Furnace, lifebreath & HRV-High efficiency

13 SEER Keeprite Air Conditioner- High efficiency

Master Bedroom

Coffered Ceilings

Living Room

Vaulted Ceiling

Basement

Suspended ceilings minimum 8' clearance

Stairs

Solid Hardwood –presently selected Hickory

Wrought iron spindles

Flooring

Ceramic Tile- Foyer, Foyer walk in closet, Kitchen, Laundry, Bathroom
(2)

Laminate wood floors-Throughout main floor & basement living area

Laminate selections - <https://twelveoaks.ca/products/laminate/12mm-laminate-havana/>

Tile selections- <https://www.centura.ca/en/products/tile/porcelain/i-marmi/>

Cabinetry

Soft Close hinges

Base & wall cabinets include adjustable shelving

Thermafoil White Yorkshire Style Cabinets-currently selected

Cabinet selections - <http://urbaneffects.com/Pages/Products.aspx>

Crown Moulding

3” Brushed Nickel Pulls

Over the range microwave

Countertops

Quartz Kitchen Counter top with raised bar.

Countertop - <https://ca.silestone.com/colours/>

Windows

Enerstar Certified, high quality, vinyl windows, with a limited lifetime transferable warranty.

Side slide tilt & double hung tilt in windows for easy cleaning.

Paint

Prime plus 2 coats finished

Interior Doors

Hollow Core moulded door

Satin nickel straight lever handle.

Satin nickel front entry grip set

Matching passage and deadbolt for house to garage

Trim

5-1/2" MDF Baseboard

Garage Door

Insulated Garage Door with operator

Exterior Doors

Steel exterior ½ lite door with sidelites

Extras

Gas Fireplace on main level/lower level

Gas line & fittings (Dryer/Range/BBQ)

Kitchen

Cabinetry upgrade

Hardware upgrade

Kitchen Backsplash-ceramic tile/glass tile

Bathrooms

Cabinet upgrade

Quartz countertop

Hardware upgrade

Faucet upgrade

Whirlpool Tub

Shower in lieu of tub/shower (includes door)

In-floor radiant heating

Flooring

Hardwood or laminate upgrades

Ceramic upgrade

Doors

Front door upgrade

Garage door upgrade

Alarm System

Surround Sound System

Central Vacuum