



## ENERGY EFFICIENT FEATURES

- ▶ ENERGY STAR® qualified
- ▶ Low-e argon energy efficient full vinyl casement and/or awning windows
- ▶ 100% compact fluorescent lighting, where possible
- ▶ 5+ 2 day programmable thermostat
- ▶ high efficiency toilets
- ▶ Water pressure equalizer in all showers complete
- ▶ with low flow shower heads
- ▶ Power vented natural gas tankless water heater (rental)
- ▶ Drain Water Heat Recovery Pipe
- ▶ ENERGY STAR® qualified Heat Recovery Ventilator (HRV)
- ▶ ENERGY STAR® qualified forced air natural gas heating system with 95% AFUE (annual fuel utilization efficiency)
  - ▶ Merv 8 furnace filter
  - ▶ All supply and exhaust ducts sealed with foil tape
  - ▶ Insulation:
 

Exterior walls	R-24
Attic	R-60
Basement walls	R-20 (to basement floor)
Garage ceiling	R-31 (below living space only)
Party walls	R-12 (on one side only in garage)
Basement slab	R-10 (under slab)

## SUPERIOR INTERIOR FEATURES

- Finished family room at lower level including oversized basement window
- 36 oz polyester carpet with 9mm underpad
- Ceramic tile flooring in entrance, kitchen, breakfast and all bathrooms (purchaser's choice from Minto's included selections)
- Oak classic 1000 spindles, newel posts and handrails with choice of Minto included stain selections (low wall with painted cap at 2<sup>nd</sup> floor)
- Colonial style interior passage doors with satin chrome hardware, including walk in closets
- White vinyl sliding closet doors on all closets except front entrance and walk in closets (as per plan)
- Colonial style sliding or swing door on front entrance closet (as per plan)
- Solid white vinyl covered shelving in all closets
- Stippled ceilings with 4" smooth border in all rooms except for bathrooms, powder room, kitchen and breakfast area - which have smooth ceilings
- 4 1/8" colonial style baseboards and 2 3/4" window casings
- Ceilings painted with flat latex white paint, interior trim and interior passage doors painted with semi-gloss latex white paint
- All interior walls painted with matte latex low VOC paint (choice of 4 standard paint colours - 1 colour throughout entire home)
- Stair low walls to include painted wood capping (where applicable)

## GOURMET KITCHENS

- Choice of custom crafted European-style cabinets (purchaser's choice from Minto's included selections)
- Microwave shelf with electrical outlet
- Choice of cabinet hardware (purchaser's choice from Minto's included selections)
- 24" deep upper cabinet above fridge
- 34" x 70" fridge opening
- 180-degree hinged upper and lower corner cabinets in selected models
- Double bowl stainless steel sink with single lever faucet and vegetable spray
- Ceramic tile backsplash (purchaser's choice from Minto's included selections)
- Post formed plastic laminate countertop (purchaser's choice from Minto's included selections)
- Upgraded kitchen exhaust hood fan (energy efficient, two speed, low sone, choice of white, black or stainless steel)
- Rough in for future dishwasher

## BEAUTIFUL BATHROOMS

- Choice of custom crafted European-style cabinets (purchaser's choice from Minto's included selections) with molded countertop backsplash in main and ensuite bathrooms
- White plumbing fixtures throughout, including ceramic oval sinks in main and ensuite bathroom and a pedestal sink in powder room
- Chrome towel bar and toilet paper holders in main and ensuite baths, chrome towel ring and toilet paper holder in powder room
- Full width mirrors and chrome light fixture in all bathrooms
- Single lever control faucets in all bathrooms
- 5' long rectangular bathtub in main and ensuite bathroom
- Ceramic wall tile to ceiling in tub enclosures of main bathroom and ensuite

## SUPERIOR EXTERIOR FEATURES

- Architecturally inspired exteriors including combinations of ornamental trim, brick and siding, as per elevation plans including aluminium soffit and fascia
- Self-sealing asphalt roof shingles with upgraded roof ventilator
- Low-e argon operational windows with vinyl jamb extensions and folding operator lever hardware - sliding patio door and vinyl clad slider basement windows with vinyl jamb extensions
- All operable windows and patio door include screens
- Low maintenance aluminum posts and railings on front porch in selected models
- Colonial front insulated fibreglass entrance door with window
- "Prairie" style aluminum grilles installed between window panes on front elevations (side windows on corner lots where applicable)

- Carriage style insulated embossed steel sectional garage door complete with window inserts
- Colonial insulated direct access door from garage to home
- Satin chrome grip set with deadbolt on front door
- Mailbox and address numbers to match exterior door hardware finish
- Frost-free hose bib in garage and at rear of home
- Pressure-treated wood deck at rear entrance

## MECHANICAL/PLUMBING SYSTEMS

- Heating ducts sized for future air-conditioning
- 3-piece rough in plumbing for future basement bathroom (except Hampton model which has 2-piece rough-in)
- Connection for washer and dryer as per plan
- Laundry tub installed in basement
- Shut-off valves at all sinks and laundry tub
- Hygrometer provided with each home
- Kitchen hood fan vented to exterior with 6" duct
- Dryer exhaust vented to exterior
- All bathroom fans vented to exterior
- Duct work professionally cleaned

## ELECTRICAL SYSTEMS

- 100 amp electrical breaker panel (location of electrical panel and utility meters are determined by the underground services and could be on either side of the home)
- Copper wiring
- 3 Cat-5 telephone outlets in choice of rooms. 3 RG6 cable outlets in choice of rooms - location of Home Director panel is determined by electrical panel and could be on either side of home
- 4" pot lights in upper and lower halls and entrance
- Ceiling light fixture in all bedrooms
- Light fixture in dining room with single switch, light fixtures centered in usable area of room
- Upgraded exterior coach light fixtures at front entry and patio door
- White Decora style light switches and outlets throughout
- Tamper-proof electrical outlets throughout
- GFI (ground fault indicator) plug at laundry room sink
- Two exterior weatherproof electrical outlets provided on dedicated circuit
- Two electrical outlets in garage (one in ceiling for future garage door opener)
- Roughed in for future central vacuum
- Front door chime
- Smoke detectors on each level of home and in each bedroom
- Carbon monoxide detector installed adjacent to each sleeping area in the home (one per home if all bedrooms are on the same floor level)

## SOLID CONSTRUCTION

- Exterior walls - 2" x 6"
- Interior walls - 2" x 4"
- Floors - Engineered floor joists
- Subfloor - tongue & groove OSB sub-floor
- Kiln dried lumber
- Poured concrete footings, foundation walls and basement floor
- Basement floor sealed in all unfinished areas
- Drainage tiles at perimeter
- Garage fully drywalled
- Re-inforced concrete garage floor with concrete sealer
- High-density polyethylene drainage membrane on exterior of foundation walls

## ATTRACTIVE LANDSCAPING

- Fully sodded lot, paved driveway and tree planting, as per landscaping plan

Plans, specifications and materials are subject to availability, substitution, and modification without notice at the sole discretion of Minto. Plans and specifications may vary by house type and elevation.



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