



## Settlers Landing Community



### **FEATURES for Single Family Homes:**

#### **EXTERIOR**

- Streetscapes with architecturally inspired elevations that include a combination of brick, stone or *Allura* siding.
- Self sealing 30 year fiberglass shingles.
- Sectional garage overhead doors.
- Insulated, durable steel, front entry door with satin nickel grip set and sidelights per plan.
- Concrete foundation includes damp proofing spray, *Delta* waterproofing membrane and drain tile (weeping) around footing perimeter.
- Poured concrete front porch reinforced with rebar; brushed finish.
- Poured concrete basement floor with drain, sewer line cleanout and sump pump (if required).
- Poured concrete garage floor reinforced with rebar; smooth finish.
- *Jeld-Wen* windows; low maintenance vinyl, double glazed, Low-E Argon.
- Low maintenance aluminum soffit, fascia, seamless eaves-troughs and downspouts.
- Two exterior water hose taps; one in garage and one at the rear of the home.
- Lots graded and sodded.

#### **HEATING & AIR CONDITIONING**

- *Carrier* high-efficiency forced air natural gas furnace with electronic ignition, power vented to exterior.
- *Venmar* HRV.
- *Carrier* central air conditioning unit.
- Natural gas PV60 water heater rental.

#### **FRAMING & INSULATION**

- Structural engineered truss roof system.
- Exterior walls 2" X 6" wood frame construction with R22 insulation.
- Structural engineered wood floor joists with sub-floor glued and screwed.
- Exterior walls 7/16" aspenite wall sheathing wrapped in weatherproof *Tyvek*.
- 9 foot ceilings on main floor and 8 foot ceilings on second level.
- R50 blown-in insulation in attic.

#### **INTERIOR**

- Colonial 800 series interior doors complete with *Schlage* hardware.
- Colonial style trim throughout with 2<sup>3</sup>/<sub>4</sub>" casing and 4<sup>1</sup>/<sub>4</sub>" baseboard.
- Flat archways trimmed per applicable plans.
- Carpet grade staircase.
- All ceilings, except bathrooms, closets and garage, have spray textured finish.
- Natural or stained 3" oak handrail with black metal spindles on oak nosing or 1/2 wall per plan for all finished stair areas.

#### **FLOORING**

- Hardwood in Great Room.
- Ceramic flooring in entrance, kitchen, breakfast area, laundry room and all bathrooms per plans.
- Choice of 40-oz broadloom with 12mm foam under pad throughout carpeted areas.

## **KITCHEN**

- Private appointment with *Bice Builders* designer to help plan your gourmet kitchen.
- Choose from large selection of kitchen cabinets.
- Standard white kitchen hood fan with light.
- Granite countertop complete with double compartment steel sink with single lever faucet.
- Electrical and plumbing rough-ins provided for dishwasher.
- Heavy duty (220 volt) electrical stove receptacle.
- Dedicated (110 volt) electrical outlet for refrigerator.

## **BATHROOMS**

- Purchaser's choice of vanities (from Builders samples) with laminate countertops in main and ensuite bathrooms.
- White bathroom fixtures provided with white acrylic tub per plan.
- Exhaust fans installed in all bathrooms.
- Privacy locks on all bathroom doors.
- Single lever faucets installed for all pedestal or vanity sinks.
- Interconnected G.F.I. electrical outlets installed for all pedestal or vanity sinks.
- All bathtub enclosures and shower stalls include *Delta* water pressure balancing valves.
- All toilets, pedestal, vanity and kitchen sinks include separate shut off valves.
- Rough-in drain installed for optional 3 piece basement bathroom.

## **PAINTING**

- Choice of three paint colors for all interior walls, including garage.
- All interior doors and trim to be painted one colour

## **LAUNDRY**

- Single laundry sink with faucet where applicable per plan.
- Hot and cold water supply with a separate drain for washing machine.
- Heavy duty (220 volt) electrical outlet for clothes dryer and a dedicated (110 volt) electrical outlet for washer.
- Exterior venting for clothes dryer.

## **ELECTRICAL**

- 100-amp circuit breaker panel.
- Ceiling fixtures provided in all finished rooms.
- White *Decora* style light switches and plugs throughout finished areas of home.
- Electric door chime at front entry door.
- Interconnected smoke and carbon monoxide detectors installed per code.
- Two exterior weatherproof electrical G.F.I. outlets; one at rear and one at front.
- Rough-in for 2 telephone outlets.
- Rough-in for 2-RG6 cable TV outlets for family room or gathering area and master bedroom.
- *Cogeco* digital package complete with free activation and 6 months free service.
- Rough-in for central vacuum provided to main and second floors with piping extended into basement.

## **WARRANTY**

Bice Builders warranty is backed by the *Tarion* Warranty Program's "Excellent Service Rating" and includes the following:

- 1-year – materials and workmanship
- 2-year – plumbing, heating and electrical systems and building envelope.
- 7-year – major structural.

**Date: 10/03/17**