

# Features of your Duvanco Home – Carriage Lea Estates

## Exterior Features & Finishes

- **Architecturally controlled** earth tone exterior colours.
- **Landscaping package including tumbled stone or impressed concrete walkway. (Builders Choice)**
- **Irrigation system** installed in front yard
- Driveway completed with crushed stone gravel. (Owner to pave within one year)
- Pewter entry grip set.
- **Genuine clay brick** main floor exterior. Non-brick areas maintenance free siding or stucco.
- Pre-finished soffit, fascia, eaves trough and downspouts.
- Earth tone window colours and matching grills (front elevation).
- Screens on all operating windows.
- Three basement windows where grade allows
- Steel clad insulated embossed entry door systems with designer glass insert and security dead bolt locks.
- Sectional insulated embossed steel roll-up garage doors.
- **One Automatic garage door opener (1/2 hp).**
- Two exterior weatherproof electrical outlets.
- Two exterior frost free hose bibs.
- Entire lot graded to municipal requirement and **fully sodded.**
- Full underground services include sewer, water, telephone, cable, hydro and gas.
- Three accent pot lights - street elevation to enhance curb appeal.
- 30-year designer shingles.
- **Custom built 120 sq. ft. pressure treated deck.**

## Interior Features & Finishes

- Round corner bead on all levels.
- California textured ceiling except in bath, laundry and closet areas.
- Colonial 800 series doors and colonial trim (deluxe package).
- **Pewter interior knobs and pulls.**
- Solid oak modern style pickets and railings in natural finish
- Interior walls and trim painted with two coats of quality washable paint.
- Quality name brand **40 oz broadloom** with 10 mm underpad
- Imported **ceramic floor** tile in foyer, bathrooms and kitchen.
- Door chime with lighted button.
- Decor light switches and counter plugs.
- \$750.00 lighting fixture allowance (Overhead light fixtures in bedrooms and all other rooms except great room)
- Pre-wired for television, telephone and computer (8 locations any combination)
- Central vacuum rough in to all finished area.
- **Security System roughed in.**
- Smoke detectors on all levels.
- Carbon monoxide detector for peace of mind.
- Space age coated closet shelving.
- Full basement with R12 insulation to code.
- **Four additional electrical outlets** in basement (in addition to those required for mechanical room).

## Quality Construction Features

- Exterior framing clad with superior airtight insulated material as per Ontario building code.
- Poured concrete exterior basement walls surrounded with cloth wrapped drainage tile.
- **5/8" plywood tongue and groove sub floor, glued and screwed.**
- Trussed roof system with 1/2" plywood sheathing.
- Reinforced concrete in porches and garage floor.
- Taped exterior insulation sheathing and windows foam sealed

## Special Kitchen & Bath Features

- Quality custom designed kitchen cabinets and vanities.
- **Microwave/hood fan combination unit.**
- Ledge back stainless steel double sink in kitchen.
- Single lever one touch kitchen faucet and single lever vanity taps.
- Water efficient plumbing fixtures with lined tanks.
- One-piece acrylic bathtub and shower units.
- Full length vanity mirrors.
- Counter height washer valve shut-offs.
- **Dishwasher rough in & installation.**
- 3-piece rough-in in basement for future bathroom

## For Your Comfort & Convenience

- Natural gas high-efficiency forced air-heating system.
- Natural gas power vented rental water heater.
- **Heat recovery ventilation system.**
- **Central air conditioning.**
- **Programmable thermostat**
- **200-amp electrical service** panel with copper wiring and circuit breakers.
- Exterior walls fully insulated to R17.5 using superior exterior cladding.
- Ceilings insulated to R-40, slopes to R-31 and basement walls to R-12 as per building code.
- Entire home sealed on exterior walls with a 6-mil poly vapor barrier system.
- Heavy-duty wiring and outlets for kitchen stove and clothes dryer.
- Single poly laundry tub with deck faucet (where applicable).
- Dryer vent provided to the exterior. Plumbing hook-up to washer.
- Sump pump connected to exterior

## Selections

We have a **professional decorator** on staff to assist new homebuyers with colour selections and coordination for:

- Kitchen design & colour selections
- Flooring Selections
- Interior & exterior paint colours
- Exterior colour choices for shingles, brick, soffit & fascia etc.

## For Your Peace of Mind

- TARIION (Ontario New Home Warranty) one-year comprehensive builder's warranty and seven-year major structural defect warranty.
- P.D.I. walk-through inspection with the builder.
- Home is professionally cleaned prior to move in day.
- GST included in purchase price for principal residences.