



## Feature Sheet

103 Meagan Lane – Frankford

1505 Sq Ft - \$519,900

### GENERAL

1. Design and working drawings for construction purposes
2. Site supervision
3. All related permits required for building
4. H.S.T. is included in purchase price provided that purchaser is the owner/occupier and agrees to assign all H.S.T. rebates to builder
5. Vendor to pay development charges
6. TARION New Home Warranty registration
7. Removal of construction waste/debris

### SITE WORK

8. Building layout
9. Excavation for foundation
10. Proper grading for drainage. Fully sodded lot with interlock walkway to porch.
11. Gravel drive

### CONSTRUCTION

12. Poured concrete footings, foundation walls, basement floors and garage floor
13. 9' ceilings throughout main floor
14. Drainage membrane on foundation walls with perimeter drainage to interior sump pump pit
15. Wood beams on steel posts
16. 2"x10" floor joists
17. 2"x6" exterior walls with house wrap
18. Pre-Engineered roof trusses

### WINDOWS AND DOORS

19. White Vinyl windows with low E and argon filled
20. Steel insulated exterior doors
21. Sectional Steel Garage door
22. Sliding patio door to deck

### EXTERIOR FINISH

23. Stone and vinyl siding as per elevation
24. Aluminum soffit, fascia and trough
25. Asphalt shingles
26. 10' x 12' Pressure treated deck, stairs and railings

## **INTERIOR FINISH**

27. Drywall and painted walls
28. MDF doors and trims painted
29. Kitchen cabinetry with laminate countertops from builders selection
30. ½ height wall around stairs with hardwood capped stairs
31. Laminate flooring throughout
32. Ceramic Tile in foyer, bathrooms and laundry
33. Closets to have 1 shelf and rod. Pantry and linen to have 3 shelves
34. Finished Garage
35. House cleaned upon completion

## **ELECTRICAL**

36. 200 amp service with breaker panel
37. Smoke and Carbon monoxide detectors
38. 2 exterior waterproof plugs and 1 plug in garage
39. Plugs in exterior basement walls
40. Exterior light at all points of entry
41. Light fixtures supplied
42. Outlets for electrical stove, fridge, dryer

## **PLUMBING**

43. White fixtures
44. One 4 piece bathroom on main floor with 1 piece tub/shower unit
45. Ensuite bathroom with acrylic shower unit
46. Double stainless kitchen sink and rough-in for dishwasher
47. Single lever faucets
48. Natural gas tank-less water heater rental
49. One exterior tap with interior shut off
50. Plumbing for washing machine, Laundry tub installed
51. Rough in for future basement bath

## **ENERGY FEATURES**

52. All insulation and vapour barrier specifications to meet building code requirements
53. Roof vents and vented soffit for attic ventilation
54. High efficiency forced air natural gas furnace with programmable thermostat
55. H.R.V. installed
56. Ductwork for future air conditioning, and exterior vent for dryer