

Feature Sheet

61 Meagan Lane – Frankford

1865 Sq Ft – 3 Bedroom + Flex Room

GENERAL

1. Design and working drawings for construction purposes
2. Site supervision
3. All related permits required for building
4. H.S.T. is in addition to the purchase price with Government rebates available on closing according to eligibility and enactment into law.
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 front door.
11. Paved drive

CONSTRUCTION

12. Poured concrete footings, foundation walls, basement floors and garage floor
13. 8' ceilings throughout main floor with Vaulted ceiling in living room
14. Drainage membrane on foundation walls with perimeter drainage to interior sump pump pit
15. Steel beams on steel posts
16. 2"x10" floor joists
17. 2"x6" exterior walls with house wrap and 1" Insulation board
18. Pre-Engineered roof trusses

WINDOWS AND DOORS

19. Vinyl windows with low E and argon filled
20. Steel insulated exterior doors keyed alike. Door Chime wired at front door
21. Sectional Steel Garage door
22. Sliding patio door to deck

EXTERIOR FINISH

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

INTERIOR FINISH

27. Drywall and painted walls
28. MDF doors and trims painted
29. Kitchen cabinetry with Hard-surface countertops from builders selection
30. Half height wall or Railing around stairs with hardwood capped stairs
31. Laminate flooring throughout.
32. Ceramic Tile in foyer, bathrooms and laundry
33. Brushed Pewter knobs and hardware
34. House cleaned upon completion

ELECTRICAL

35. 200 amp service with breaker panel
36. Smoke and Carbon monoxide detectors
37. 2 exterior waterproof plugs and 1 plug in garage
38. Plugs in exterior basement walls
39. Exterior light at all points of entry
40. Light fixtures supplied – Brushed pewter. Pot lights and dimmer switches in some rooms.
41. Outlets for electrical stove, fridge, dryer
42. Electric Hot water tank

PLUMBING

43. White toilets, sinks and Tub/Showers
44. Towel bars, tissue holders, mirrors in bathrooms
45. One 4 piece main bathroom with 1 piece tub/shower unit
46. Ensuite bathroom with acrylic shower base, tile surround, and glass door
47. Double stainless kitchen sink and rough-in for dishwasher
48. Single lever faucets
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. Air Conditioning and H.R.V. installed
56. Exterior vent for dryer