

HARLOW

Front Attached 24' | Single Family Home

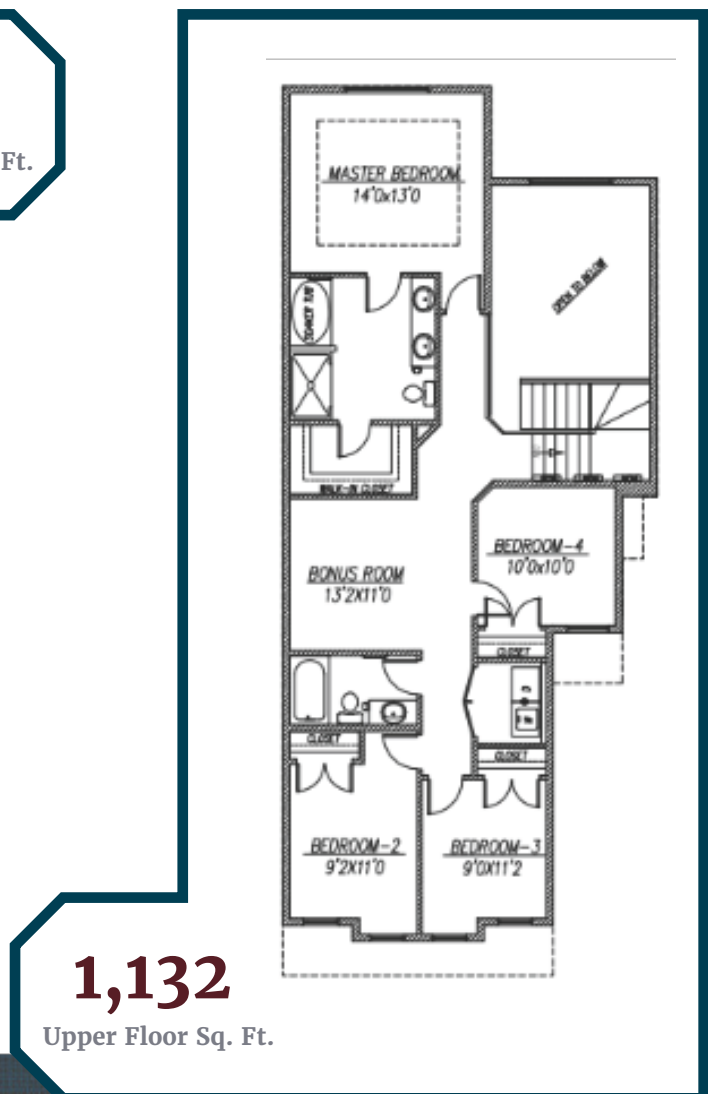
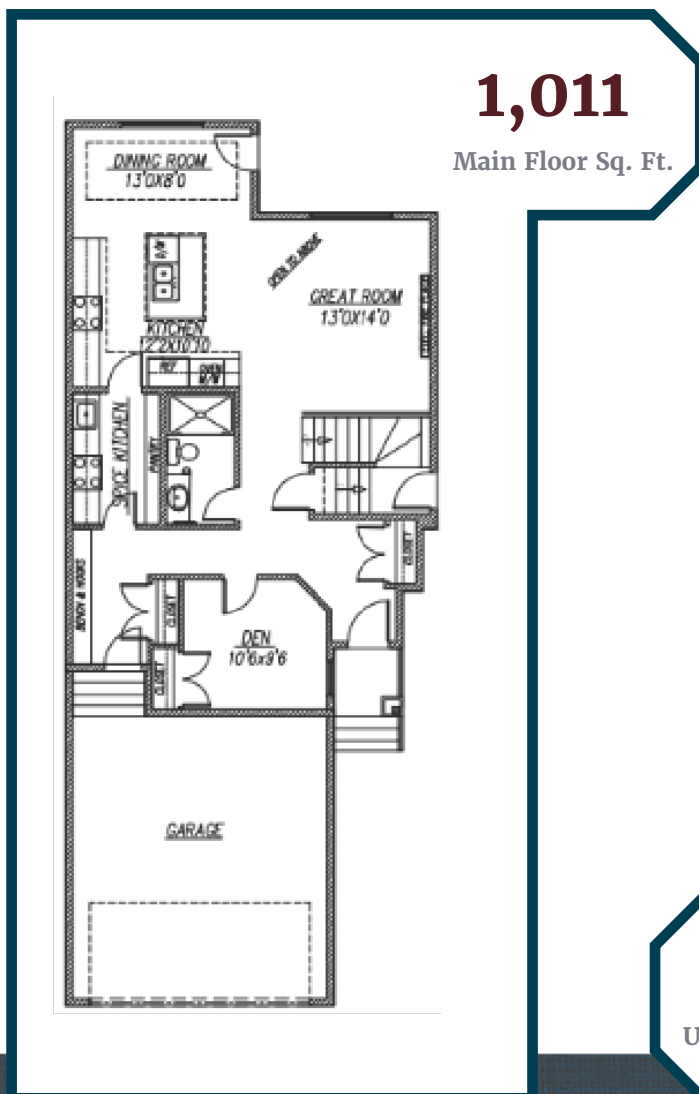
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Features

- Side Entrance
- Custom Millwork
- Bonus Room
- Quartz Countertops
- Spice Kitchen
- 9' Ceilings
- 5 Piece Master Ensuite
- Main Bedroom or Den
- Upper Floor Laundry
- Open to Above Great Room
- Attached Double Garage



5 Bedrooms | **3** Baths | **2,133** Total Sq. Ft. | **475** Garage Sq. Ft.



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Interior Finishes

- 1 1/4" quartz countertops in kitchen and bathrooms
- 42" upper cabinets with choice of colour and style from our suppliers (Maple, Melamine or Thermafoil)
- Full depth cabinet over fridge
- Soft close cabinets in kitchen
- Pot and pan drawers • \$5000 credit for appliances
- Single border row ceramic tile around tubs and shower
- Mirrors full width of vanity
- Semi-frameless single shower door
- Choice of standard package
- bathroom hardware
- Tile floors in wet areas • Laminate flooring on main level Carpet on upper level and stairs • 8lb carpet underlay
- 3 hinges on all interior doors
- Swing doors on closets
- Square vertical drywall corners California Knockdown ceilings
- Paint or stain on railings with Iron spindles
- Painted basement stairs



Electric, Heating & Plumbing

- 4 LED lights on main floor
- 3 pendant lights in kitchen
- 1 electric fireplace
- 150 amp electrical service with 60 breaker capacity
- 220V service to dryer and range • Decor light switches and outlets
- 2 Island outlet as per plan
- Soffit outlet with switch
- GFI protection in all bathrooms
- 3 GFI exterior weatherproof outlets
- Arc fault protection outlets for bedrooms Structured wiring run into mechanical room
- Rough in central vacuum
- Wired smoke and CO detectors Programmable thermostat
- Forced air heating with drip humidifier Gas line to main kitchen
- Bath fan
- Furnace and ducts power vacuumed prior to possession
- Waterline to fridge
- Floor drain at laundry location • Shut off valves to all toilets and sinks
- 1 soaker tub in master bath
- Garage heater rough in

Structural & Concrete

- 9' foundation wall height • 9' main floor ceiling height
- 18 x 8" 25 MPA concrete footing Basement walls
- 8" thick, 10mm rebar, 20 MPA concrete
- Floors are 3 1/2" thick poured over 6 mil poly and washed rock
- Asphalt emulsion spray to damp roof of the exterior foundation
- Weeping tile around perimeter with 6" of washed rock
- Garage floor has 10mm rebar with reinforced 24" on center and piles Concrete driveways
- Poured sidewalk to front step piles or brackets with 10mm reinforcement

Exterior, Doors & Windows

- Fibreglass exterior doors
- Half glass/rear garden door
- 57 x 33" slider basement windows
- Fiber insulated garage door
- Belt driven garage door opener with 2 remotes and keyless entry

Framing

- Engineered floor and truss system Roof trusses 24" on centre 18" overhang
- Tongue and grooved OSB subfloor, glued & screwed
- 3/8" OSB on roof with H clips
- 3/8" spruce underlay in tile areas 24"
- Wood framed basement walls on center
- 2 x 6 spruce stud exterior walls, 3/8" OSB walls
- 25 year warranty on asphalt shingles

Energy Efficient Features

- High efficiency single stage furnace
- Low flush toilets
- Low flow taps and shower heads
- Insulated rim joists around perimeter
- R-40 fibreglass insulation in attic
- R-20 insulation on all floors Insulated exterior door
- Windows are PVC integral frame with jamb
- Triple Pane Window

Standard Spec Features | 2024

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