



At Heathwood, you get an amazing array of luxury features and upgrades...all included in the standard purchase price!

These are just <u>SOME</u> of the features...







EXTERIOR

- Classic elevations featuring accents of brick, stone, siding & other unique materials with exquisite architectural detailing
- Steep roof pitches to enhance elevations*
- 8' High front entry door with luxurious passage set
- Large, bright windows throughout*
- Maintenance free, triple glazed Low-E Argon-filled vinyl casement windows throughout Main & Second level
- Elegant stone house number
- Self sealing articulated fiberglass shingles with manufacturer's lifetime limited warranty
- Home wall system insulated to R27
- R60 attic insulation
- 8 ' High, sectional insulated garage door(s)
- Soffit lighting at front of home*
- Paved driveway
- Sodded lot (as per grading plan)

INTERIOR

- 9' Ceilings on Main Level* **
- 8' Elegant interior doors on Main Level (except for door to garage and stair landings)*
- Upgraded custom designed kitchen cabinetry with extra height uppers and pantry*
- Large kitchen islands*
- Soft close kitchen doors and drawers*
- 3/4" Quartz or granite kitchen counters with 1.5" built up edge

- Stainless steel range hood
- Pot lighting on Main Level
- 3/4" Quartz or granite counters with backsplash in Principal Ensuite
- Undermount sink(s) in Principal Ensuite*
- Luxurious freestanding bathtub in Principal Ensuite*
- Quartz jambs on the base and side of shower enclosures
- Elegant 3 1/4" oak strip hardwood flooring throughout Main Level in choice of colour (except tiled areas)
- Great selection of luxurious tile or elegant hardwood flooring in Kitchen
- Oak stairs with matching oak handrail, nosing and pickets from Main to Second Level
- Luxurious imported ceramic tile flooring in Kitchen,
 Breakfast Room, Powder Room, Foyer, Laundry Room,
 Bathrooms & Mudroom*
- Direct access from garage* (grade permitted)
- Large walk-in closets*
- 4 1/4" Baseboard and 2 3/4" casing
- Upgraded square powder room pedestal sink
- Energy Star® certified
- Energy recovery ventilator (ERV)
- 200 amp electrical service
- Back flow prevention valve
- Smart WiFi enabled thermostat

HEATHWOOD

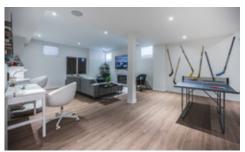




Choose one of our feature collections







EXTERIOR
ELEVATIONS

LOWER LEVEL

• Distinctive and classic architecture with all brick elevations featuring accents of stone, siding and other unique materials

CLASSIC COLLECTION

- 8' Fiberglass front entry door with luxurious passage set
- Fully finished Lower Level with a 3-piece Bathroom
- Approximately 9' ceilings**
- Carpet stairs with oak stringers and handrail from Main to Lower Level
- 20 LED pot lights on Main Level
- CAT 6 in Great Rooms, Principal Suite, Kitchen and Lower Level
- Direct vent gas fireplace with painted
- Electric fireplace with painted wood mantle in finished Lower Level

SIGNATURE COLLECTION

- Elegant elevations featuring accents of brick, stone, siding and other unique materials
- 8' Front entry door with luxurious passage set
- Unfinished area with a 3-piece Bathroom rough-in
- Approximately 8' ceilings**
- Primed and painted stairs handrail from Main to Lower Level
- 10 LED pot lights on Main Level
- CAT 6 in Great Room

FIREPLACE

ELECTRICAL

- wood mantle in Great Room
- Linear electric fireplace in Great Room

GARAGE

- Garage door opener (one per door)
- Frameless glass shower enclosure
- Outlet for future garage door opener (one per door)

BATHROOM

- with door in Principal Ensuite, all other bathrooms have framed glass shower enclosures with door*
- Framed glass shower enclosures with door*

KITCHEN

• Fridge water line

LAUNDRY

- Conveniently located Laundry Room with base and upper cabinets*
- Conveniently located Laundry Room

FLOORING

- 40 oz. carpet on Second & Finished Lower Level
- 35 oz. carpet on Second Level

HOME COMFORT

- Heat pump to provide air conditioning & heating
- Energy efficient furnace

OTHER

- Smart Home package
- Central vac rough-in to garage
- Grey water rough-in

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