

The Birches

FEATURES AND FINISHES

INTERIOR

- Choice of two professionally curated interior design packages
- Approximately 9' ceilings on main floor and approximately 8' ceilings on upper floor of 2-storey units (some portions of ceilings will be lower due to bulkhead locations)
- Luxury vinyl plank flooring (LVP) in foyer, kitchen, bathrooms and living/dining room
- High quality low VOC carpet with 4lb foam carpet cushion in bedrooms and on stairs of 2-storey units

KITCHEN

- Polished quartz counters with a double bowl undermount stainless steel sink
- Tiled subway style backsplash
- Oak or MDF cabinetry with soft close doors and/or drawers
- Extended breakfast bar as per plan
- Extended upper cabinets with an extra deep cabinetry build-out over the fridge (includes gable)
- Polished chrome pull-down high arc faucet

BATHROOM

- Polished cultured marble countertops with integrated sink
- MDF vanities with soft close doors and/or drawers (as per plan)
- Walk-in shower with acrylic base, 13" x 13" tiled walls and sliding glass door in ensuite
- Acrylic bathtub with 13" x 13" tiled surround in main bathroom

LIGHTING & ELECTRICAL

- Pot lights in kitchen, living and dining areas (as per plan)
- Capped junction boxes (2) over island, peninsula, or future kitchen table
- TV ready wall in living room (includes Cable/Cat 5E connection, conduit and two receptacles)
- USB receptacle in kitchen and two USB receptacles in primary bedroom

MECHANICAL & PLUMBING

- High efficiency 2-way electric heat pump and air conditioner
- Energy Recovery Ventilator (ERV)
- High efficiency electric water heater and water softener (purchaser to sign rental agreement with utility company)
- Utility rooms to have LVP flooring and partially finished walls and ceiling

NOTES

- All selections are to be made from interior design packages provided by the Vendor
- Purchaser acknowledges that the floor plan may be reversed
- The number of steps at the front may vary from that shown and are subject to grade
- The decorated model home, virtual reality, marketing floor plans and images/renderings contain some items not included in the base price
- Plans and specifications are subject to modification at the discretion of the Vendor
- The Vendor reserves the right to substitute materials of similar quality.

