



THE QUARRY

in **Sunraver** *Features*

E S T A T E S

Standard Home

- 2/5/10 warranty from National Home Warranty
- Slab on grade construction or basements depending on the Lot
- 2 x 6 R20 exterior wall construction
- Engineered wood truss roof systems and R40 insulation
- 30-year laminated fibreglass asphalt shingle roof
- Durable James Hardie siding for added charm, value and carefree maintenance
- 9'0" ceilings on the main floor with some vaulted ceilings featured in some plans
- Garage door automatic openers
- Spacious, attached garages with 7' high garage doors and side passage door
- 2 hose bibs were supplied, one in front and one at the rear of each home
- White decora wall switches and outlets throughout
- Tech-ready cat 5 wirings, 3 cable outlets, 1 tel outlet

Windows and Doors

- Oversized windows are high-quality, double-glazed, energy-efficient vinyl windows with a 10-year manufacturer's warranty
- Patio doors are easy, low-maintenance, vinyl sliding double-glazed doors
- Screens on all opening windows on the main and second (not including basement windows and swing doors)
- Garage doors are insulated metal panel doors (painted) with upper glazed panel (c/w automatic opener and keypad)

Energy Efficiency and Security

- BUILT GREEN Gold construction
- Heat Recovery Ventilation System (HRV)
- Energy-efficient tankless hot water system
- Mini-split heating and cooling system in the main living area and master bedroom (2 heads)
- Energy-efficient electric baseboard heating in spare bedrooms.
- Energy-efficient gas fireplace
- Inter-connected AC smoke detectors installed on main and second levels
- EV rough-in for your electric vehicle
- 2 exterior waterproof electrical outlets with ground fault circuit interrupters, one in the front and one at the rear
- GFCI circuits in all bathrooms

Kitchen

- Custom-designed Shaker style PVC cabinets with the choice of 2 colours
- Kitchen island with inlays - choice of 2 inlays per package
- Double stainless-steel sink with single lever faucet
- Quartz or Caesarstone countertops; 3 options per package
- 5pc energy star appliance package; stainless finish in kitchen and white washer and dryer
- Under-cabinet LED puck lighting
- Recessed pot lighting throughout
- Two drop Pendant light fixtures over the island

Bathrooms

- Designer selected tiling
- Quartz or Caesarstone countertops in Ensuite and main bath; 3 options per package
- Separate skirted soaker tub with tiled surround in the ensuite
- Large walk-in shower fully tiled to the ceiling and sliding glass door in the ensuite
- Radiant in-floor heating in the ensuite
- Durable PVC cabinets in the main bath and Ensuite
- Fully lined tub/shower unit in the main bath
- Pedestal sink in the powder room

Exterior Design

- Front porches with distinctive classic charm and comfort
- Choice of 2 inviting painted entrance door
- Choice of 2 hardware finishes on exterior doors
- Exposed aggregate driveway; 2 car parking
- 7' foot high garage doors with automatic opener and keypad
- Side passage door into the garage
- Rear patio and landscaped yards
- 3-side 6' cedar fencing

Interior Design

- Overheight 9' ceiling on the main floor
- Deluxe natural gas fireplace with 2 choices of custom design fireplace surrounds
- Two Designer selected light fixture packages with many choices of styles and finishes
- Designer selected plumbing fixture package
- Ample options of designer-selected tiles to choose from within each unique package
- Painted staircase railings and pickets
- Durable and functional wide-plank laminate flooring in main living areas with 4 colour choices within each package
- Choices of wall-to-wall carpet in all other areas (bedrooms, hallways and stairs)
- Elegant painted flat stock baseboards, door casings and windowsills along
- Classic 2-panel Carrara interior doors
- Classic interior designer-chosen paint colour scheme perfectly matched to each design package

A wide range of *Upgrades*
available to personalize your home

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