



Woodlands Preserve

Single Detached Homes on 50' Lots

Purchase price includes the following:

All homes are **NET ZERO READY** – offering the identical features and components as a Net Zero home with the exception of solar panels. Net Zero Ready homes have all the rough-in modifications as needed for solar panel connectivity - allowing you to connect easily at any time and make your home into a Net Zero home.

Ideal Living Space

- Large triple pane windows for **increased comfort** and a **quiet serene environment**
- **Covered porches** to enjoy the outdoors and **woodlands views**
- Expansive **9 ft. ceilings** on main floor
- Engineered floor system to reduce bulkheads and create a **more spacious, airy environment**
- Thicker walls and increased insulation improves the air sealing of your home and creates a considerably more **comfortable and quiet environment**

Chef's Kitchen

- Entertainer's **open concept layout**
- Luxurious **granite countertops with large island** and extended breakfast bar
- Stylish **undermount stainless steel sink** with single lever faucet and convenient pull out spout
- Cabinetry with crown moulding, deep upper cabinet over the fridge, light valance, soft close doors and drawers. Cabinetry is complimented with **clean air finishing technology**
- Stainless steel Energy Star range hood
- Spacious **walk-in pantry**

Master Bedroom Retreat

- Expansive **walk-in closet**
- **Private and elegant** double door entry (as per plan)
- Some layouts feature direct porch or balcony access (as per plan)

Bedrooms

- Large bedrooms with **spacious walk-in closets**

Spa-Inspired Ensuite

- **Polished granite countertops** and white china undermount double sinks (as per plan)
- Free-standing **soaker tub**
- Frameless glass shower with mosaic tile floor

Bathrooms

- **Polished granite countertops** in all bathrooms with white china undermount sinks

Garage

- **Double car garage** with access to interior
- **Modern, sleek** garage doors with frosted glass
- Drywalled and painted with insulation in common walls

Basement

- Basement is finished with framed exterior walls and increased insulation, not only in the exterior walls but also under the slab to **increase your comfort** – significantly reducing the damp feeling often associated with a basement

Exterior Façade

- Full glass entry doors
- Covered porch
- Stylish balcony with black aluminum railing and posts with clear glass (as per plan)
- Natural gas BBQ hook up rough in, capped
- Premium rich exterior colour packages
- Maintenance free soffits, fascia, eavestrough and downspouts
- Architectural fiberglass shingles with limited lifetime warranty





Comfort Mechanicals

- Energy Recovery Ventilator (ERV) to act as the **lungs of the home** and **provide fresh air into the home**
- Home security rough-in with receptacle and Cat 6E wire near entry for future wireless security control
- **Drain water heat recovery** pipe to recover valuable energy from warm water, and preheat incoming cold fresh water. The preheated water reduces the energy used by the water heater and provides substantial savings
- **Zoned comfort controls** allow you to adjust the temperature of your home on each level to maximize your comfort
- **Superior insulation** throughout the home with increased values creates a quieter, more energy efficient home, offering peace of mind on your energy consumption and improvement to the durability of your home
- **Air Renew drywall** cleans the air in your home and creates a healthier environment for you and your family
- **Air source electric heat pump** provides heating and cooling to your home while offering the flexibility of controlling your hybrid system fuel source. Your home can be adjusted to heat the home via the electric air source heat pump or natural gas furnace. This unit will collect energy from the exterior air to heat your home and increase the efficiency significantly
- Increased **air filtration** through media filters on your home comfort system
- **Advanced air delivery system** – homes are designed to meet the demands of a hybrid building envelope by utilizing flex duct air vents. That means the vents are high in the wall or ceiling circulating the air gently, mixing the air in the room for a more comfortable feeling. These replace typical floor registers
- **Air Source Electric hybrid hot water tank** collects energy from the interior of your home to pre-warm the water in your tank, thereby reducing energy and saving you money!

Other Interior Finishes

- Stairs - Oak hardwood stained stairs, railings, pickets and treads
- Flooring - Semi gloss engineered oak hardwood floors (as per plan)
- Flooring – **Luxurious ceramic tiles** in kitchen, foyer, bathrooms and laundry (as per plan)
- Flooring - Upgraded quality broadloom carpet with high density underpad
- Doors – Modern 5 panel interior doors with “SafenSound” feature on laundry and sleeping area doors
- Door lever - Upgraded brushed nickel interior and exterior door handles
- Bath accessory hardware - Chrome to reflect standard faucet styling
- Trim finishes - Upgraded baseboards to 5 1/2" and 3 1/2" casing in a modern design
- Finish - California ceilings throughout, except small closets and interior of coffered ceilings
- Paint finish - Primer plus 2 coats of paint per builder selections
- Electrical - Two USB outlets for convenient recharging of electrical devices
- Electrical - LED lightbulbs in all light fixtures



Peace of Mind

- Homes undergo third party testing, including certification that the homes meet **Energy Star Certification**, R2000, and **Net Zero Energy Ready** through the Canadian Home Builders Certification Program. These homes must meet stringent criteria which third party evaluators are trained and certified to review, measure and validate
- Your home and investment is built exceeding current building code plus at least 2 code cycles more (or **10 years into the future!**) This means you will be increasing the value of your home now and for the future
- Net Zero Energy Ready homes are approximately **60% more efficient** than homes built to code – saving you money from rising utility rates
- Net Zero Energy Ready homes use approximately **87% less Green House Gases**, so you are doing your part to help improve our environment for the present and for future generations

All plans and specifications are subject to reasonable modifications, as necessary, at the discretion of the Vendor. E & O.E.

NOTICE TO PURCHASERS: Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

* In accordance with standard building practice and TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the unit initially.

May 4, 2017

