



CAPORALE

CONSTRUCTION LTD.

The Maple
Specification Sheet

Square Footage: 2645 sq. ft., including flex/suite space

Energy Efficiency Rating: Energuide 80 - Gold Rating

Interior Specifications:

- Crawl space situated under dining room and kitchen
- Flex/suite space on slab
- Tile to main entry, ensuite and main bath
- Pre-finished solid Maple hardwood to kitchen, dining room and family room
- Carpet to living room, master bedroom, bedrooms # 2 and # 3, hallway, stairs & living room and bedroom in flex/suite space
- Vinyl to laundry areas and kitchen & bathroom in flex/suite space
- Vaulted ceiling over dining room
- Maple wood shaker, plywood panel cabinets to main kitchen with square underwrap laminate tops
- PVC "Nova" to bathrooms on upper level
- Moen "Monticello" (or similar) faucets to upper bathrooms
- Soaker tub to ensuite
- Toto toilets to ensuite and main bath
- 2-sided gas fireplace in living room/family room
- Tile to fireplace, both sides, with mantel deck suitable for T.V.
- Coffered ceilings in living room and master bedroom
- All drywall finished, including flex/suite space
- Drywall returns to all windows, c/w solid wood window sills
- Round corner drywall bead to all corners
- 6 panel, Colonial style for all interior doors
- Weiser lever handles to all interior doors
- 3 1/2" architrave mouldings, c/w 2 1/4" colonial mouldings to all doors
- Flex/suite space roughed in electrical and plumbing ready for suite
- Gas fired furnace with forced air, except flex/suite space as required by Building Code (electric baseboard to flex/suite space)
- Heat recovery ventilation (HRV) system
- Two 30 gallon electric hot water tanks
- Built in vacuum system
- Lighting as per plan

Exterior Specifications:

- Hardi-plank siding, board and batten panel and cultured stone detail as per plans
- 8 foot high garage doors, complete with glass
- Vinyl slider windows with balanced sash c/w Low "E"
- Sliding patio doors to front deck
- 6 panel, insulated steel door and side light to front door, c/w Weiser "Augusta" grip set
- 2 french doors with arched transom to rear patio/veranda
- Exposed aggregate patio
- Exposed aggregate driveway, sidewalks and slate steps to front entry
- Vinyl decking and glass panel to front sundeck
- 30 year fibreglass roof
- Landscaping to front plant beds and boulevard. Rear yard seeded.
- In ground irrigation at front and rear yard
- Rock retaining walls to south parking area, property line and front entrance areas