



## Ardrossan Village Specifications

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### Structure

- Bungalow or Walkout Bungalow with attached double garage
- 9' – 32 MPa basement walls with damp-proofing and weeping tile
- 18x8 Continuous concrete footing with two pieces of 15M rebar
- 5' Concrete Garage Walls on footing
- 9' main floor height
- Walls framed 16" On Center with 3/8" OSB Sheeting
- Engineered floor joists with Edge Gold Subfloor glued and screwed
- Engineered roof trusses with 7/16 OSB sheeting

### Exterior

- Premium vinyl exterior with detail trims around all front & rear doors and openings
- Board & Batten detail in gables
- Stone detail on front of house
- White PVC triple pane windows
- Fiberglass exterior main floor doors
- Steelcraft insulated overhead doors
- Concrete front stairs with exposed risers
- Deck with upgraded vinyl decking with aluminum & glass railing
- IKO Cambridge 40 Year shingles

### Mechanical

- Extra Gas Lines to BBQ & garage heater
- Garage floor drain
- High Efficiency Napoleon Furnace with upgraded humidifier
- City water, sewer and Shaw cable

## Interior Features

- Kitchen Cabinets
  - Maple doors & interiors
  - Soft close doors & drawers
  - Light rail & crown moulding
  - Pot & pan drawers
  - Cabinets to the ceiling
- Double sinks in ensuite
- Quartz countertops throughout
- Custom MDF closets & pantry
- Maple railing profile with box posts on every corner
- 6" baseboard and 3" casing with 6" header detail in common areas
- 12"x12" tile in ensuite, bathroom, rear entry
- Hardwood in kitchen, great room, nook, hall, foyer
- Carpet with 8lb pad in master bedroom, den and stairs
- Upgraded backsplashes throughout
- Gas fireplace in great room