

Finishings

General

Energy efficient and low maintenance new housing constructed to Built Green Platinum specifications.

Villas at Mark Creek Landing will be comprised of Tyee's SIGNATURE air sealing and insulation details, high efficient heating systems and domestic hot water, HRV for whole home ventilation, and exterior and interior finish quality Tyee is renowned for.

Our goal is to provide high quality, comfortable housing using highly efficient construction techniques, highly efficient mechanical systems, superbly air sealed and insulated exteriors and first class products. This provides lower energy bills and lasting quality for the owner, but also, most importantly, reduces the footprint on our environment.

Exterior

Zero to low maintenance, non-combustible exterior consisting of:

- All units being a consistent, professionally designed exterior colour scheme
 - Hardie Board fiber-cement siding – Colour: Rich Espresso"
 - LP "Smart Trim" trims – Colour: Timber Bark
- Owens Corning – TruDefinition duration asphalt shingles
 - Colour: Teak - including rain gutters and downspouts.
- Pre-finished vented metal soffit – Colour: MC Beige
- Rough sawn timber frame - Colour: Messmers Oxford Brown (or equal)
- Front and rear brushed concrete patios
Note: Framed, raised decks with Veranda Walnut composite decking may be required where lot grading does not allow on grade concrete patios. This item will not be known until construction of unit commences.
- Real stone @ exteriors – K2 Stone – Full Range 2 - Ashlar
- Lux Hybrid aluminum clad windows – Colour: Bronze
- Thermocraft garage overhead door (Walnut) with satin textured sealed glass with black frame and opener – with MyQ technology
- Natural gas BBQ quick connect @ rear patios
- Asphalt paved driveways
- Concrete entry stairs and patio
- Fully irrigated landscaped exteriors using combination of grass and "Xeriscape" materials with drought tolerant plants, trees and bushes

Interior

- 9 foot main floor ceilings
- 9 foot ICF basement walls for maximum comfort and efficiency
- "Spring", "Summer", "Autumn" and "Winter" interior colour palettes to choose from including 2 millwork styles to choose from per palettes. "Modern" & "Traditional"
- 36" ADA compliant doors @ entry, powder room, master bedroom, WIC and ensuite (and at 2nd bedroom on 2 bedroom main floor models)

- Triple glazed Lux Windows "Lynx Hybrid" windows with drywall returns for that modern flair
- Textured fibreglass, stained exterior entry doors with Schlage "Smart Sense" deadbolt with century trim @ main front entry.
- 97% efficient forced air gas furnace, 40 gallon high efficient, power vented gas hot water tank, Heat Recovery Ventilator (HRV) for whole home ventilation and Honeywell Lyric T5 WiFi thermostat
 - Upgrades available for whole home air filtration to provide standard or medical grade sterilization levels. By eliminating and preventing the growth of mold and other contaminants, HomeShield can help you breath easy and reduce the effects of season allergies and other health issues.
 - Upgrades available to radiant "in-floor" heat and Navien "On-Demand" domestic hot water.
- Interior fireplace Ignite XL 54 electric fireplace (or equal)
- Masonite "Safe & Sound" solid core doors, Schlage satin nickel door levers and coordinating trim
- GE (or equal) stainless steel appliances including fridge, dishwasher, OTR microwave, electric or gas range, stackable washer/dryer
Note: Model numbers available upon request
- Alttek acrylic shower (AS – GL4846) at all ensuites
- Alttek acrylic shower (AS – 4234) at all main floor 2nd bathrooms (2 bedroom main floor models)
- Alttek acrylic shower (AS – GL6034) at all lower level baths
Note: AF GL6034 may be substituted for "AS – 6034 ED) shower at no extra cost (glass shower door would be extra cost)
- Option exists to install ADA Handicap accessible shower (AS-6036 Barrier Free) at ensuite bath showers
- Plumbing Fixtures
 - Pearl Fixtures "Madison" tub and shower faucets and coordinating bath accessories
 - Pearl Fixtures "Harrison" or "Portman" comfort height toilets with elongated bowl & soft close seats
 - Pearl Fixtures "Franklin" or "Julia" bathroom sink faucets
 - Pearl Fixtures "Jackson" stainless steel kitchen faucet
 - Pearl Fixtures "MABE – CR/CL" stainless steel kitchen sink
 - Pearl Fixtures "Kasu – TS" bathroom sinks



Interior (cont.)

- Flooring
 - Tile @ main entry
 - Tile @ ensuite bath
 - Tile @ main floor baths with showers (2 bedroom units)
 - Tile @ lower level baths (where lower level finish option selected)
 - Tile backsplash & baseboard to match @ all baths
Note: If granite upgrade selected then backsplashes @ baths to be granite
 - Full height tile (to underside of upper cabinets) backsplash @ kitchen
 - Vinyl plank @ remainder of main floor
 - Vinyl plank @ lower level common areas (excluding bedrooms) (where lower level finish option selected)
 - Choice between carpet or vinyl @ remainder of lower level
 - Bedrooms (where lower level finish option selected)
 - Choice between carpet or vinyl @ stairs
 - There is no finish to mechanical/storage room or under stairs
- All interior walls between bedrooms and bathrooms and bedrooms and common areas to be sound insulated.
- Kitchen Cabinets & Bath Vanities
 - Modern & traditional styles to choose from. Selections based on colour palettes selected.
 - Custom Tafisa thermofused low pressure laminate doors and drawers.
 - Upper crown moulding & lower light valence.
 - Soft close hinges @ drawers with soft close slides.
 - Woodgrain melamine interior finish
 - Upper and under counter LED strip lighting @ kitchen
 - Self edge PLam countertops on composite core
 - Cabinet Layout Available Upon Request
- Electrical & Light Fixtures
 - Cat 5 network and coax cable wiring to all living areas and bedrooms
 - Telephone wiring to mechanical room only
 - 3 exterior GFCI receptacles
 - Ample receptacles @ all areas
 - Decora switches & receptacles
 - Ceiling fans @ living room area & master bedrooms
 - Potlights @ master bedroom, living room, rec room, stairs and kitchen areas
 - Vanity wall lighting @ all bathrooms
 - Clip lights @ all other bedroom locations and hallways
 - LED lighting throughout
 - Full light fixture schedule & electrical plan layout available upon request
Note: Only minimum electrical receptacles & lighting at basement level of units unless basement finishing option chosen.
- Frameless mirrors @ all bathrooms
- Thermostat, overhead garage door and entry door keypad compatible with Apple and Android devices for remote monitoring your home while away on short or extended periods of time

Upgrades & Options Available

(Prices available upon request)

1. Lower level finishing – complete
2. Lower level finishing – to drywall/primer only
3. Lower level finishing – complete lower level bathroom
 - a. Including finishes similar to above grade levels, bathroom finish similar to above grade levels
4. Upgrade to Pearl Fixtures Nugranite “VERTU-K” composite kitchen sink
5. Upgrade to Corian or Granite countertops @:
 - a. Kitchen - Note: this includes upgrade to undermount stainless steel sink – Pearl Fixtures “Mabe-ES”
 - b. Bathrooms – Note: this includes upgrade to undermount sinks – Pearl Fixtures “Kasu-SK”
6. Upgrade to infloor, under tile heat @ bathrooms
7. Upgrade fridge – model numbers available upon request
8. Upgrade to gas range – model numbers available upon request
9. Upgrade to finish basement
 - a. Basement finish schedule & electrical plan available upon request
Note: Finish Basement Add-On Needs To Be Selected @ Time Of Deposit.

Construction Timing

- Construction of first units (on first come first serve basis) – March 2019 (*weather depending*)
- Possession of first units - September 2019 (*weather depending*)

