

REFINE

A **Bedrock Home** is always finished with all the conveniences and modern amenities you'll need. Refine delivers all of that and more - *the extras shown below.*



EXTERIOR & BASEMENT

9' main floor ceiling height

Full height foundation walls in attached garage
Waterproof basement foundation - System Platon Membrane
Insulated Emercor rim joists for greater air and vapour seal
Triple pane, Low E, Argon filled, Energy Star rated windows (above grade when applicable)

Oversized windows and 8' patio doors as per builder plans

Durable fiberglass exterior doors with greater insulation value
Insulated electric garage door with 2 remotes and child protection sensors
Screw piles (garage & deck) for reduced frost heaving and greater stability

Driveway is full width of garage

"Blue Goo" Envelope sealant on windows and roof flashing to prevent leaks

INSULATION

R20 fiberglass batt style insulation in exterior walls
Min. R40 loose fill blown insulation in ceiling
R12 Frost wall insulation in basement with wood studs
Spray foam in exposed floor areas including living space over garage to prevent cold spots

ELECTRICAL

Kitchen lighting to include pot light package with dimmer and pendant light package on separate switches

Combination data/media outlets throughout
Motion activated switches for touchless lighting control (see specifications & plans)
Ceiling fan in master bedroom
Hardwired combination smoke and Carbon Monoxide detectors
Bedroom circuits are Arc Fault Interruption protected for safety
Rough-in central vacuum outlets
2-GFI weatherproof outlets on exterior of home
Longer lasting/energy saving CFL bulbs when applicable

PLUMBING & HEATING

95% efficient furnace (brand name), with ECM motor

Active heat recovery ventilator to recycle heat and save energy
Drip humidifier

Natural gas direct vent fireplace (if applicable)

Fireplace fan kit with fireplace for even heat distribution

Pex home run plumbing with individual shut off valves

50 gal high efficiency hot water tank

Touch screen thermostat & HRV control
3 piece bath rough-in in basement
Two non-freeze water taps on exterior
Waterline at fridge location

PLUMBING & HEATING

Chrome single handle faucets
Kitchen faucet with pull out sprayer
Low flow aerators in all plumbing fixtures (when applicable) to save on water consumption
Kohler brand faucets & fixtures

Natural gas line to deck for future BBQ

KITCHEN

Thermofoil or maple melamine cabinets

36" Upper Cabinets

Crown molding above kitchen cabinets

Full depth fridge cabinets

Soft Close Drawers

Upgraded island features include base moulding and extended gable ends as per plans (model specific)

1 1/4" mid-range granite countertops in kitchen

Tile backsplash in kitchen

APPLIANCES

All appliances included are Whirlpool Energy Star rated in standard black/white
Ceran Top range for easy clean
Bottom freezer fridge with ice maker
Water saving dishwasher
Front Load washer and dryer
Over the range microwave

INTERIOR FINISHING

Oversized 5 1/4" baseboards

3" window and door casings

Paint Grade Railing with Metal spindles is standard on Main floor

Engineered hardwood on main floor

Ceramic tile flooring in bathrooms (see specifications & plans for areas)

6" vanity backsplash

BCF nylon with advanced stainguard/static control carpet
7.5lb carpet underlay throughout
Choice of 4 available door styles

EXTRAS

Legal fees included in purchase price*
Professional moving service included**
Duct cleaning HRV service and air filter replaced prior to move in
Energide modeled/rated homes
BuiltGreen Certified
Conasys Homeowner Manual