

ESSENCE

A **Bedrock Home** is always finished with all the conveniences and modern amenities you'll need. You will find these features, and many more, in our Essence duplex homes:



EXTERIOR & BASEMENT

- Full front and rear landscaping
- 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)
- 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
- "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 to prevent thermal bridging from concrete
- Spray foam in exposed floor areas including living space over garage to prevent cold spots
- Insulation is 40% recycled content, with a low formaldehyde rating

ELECTRICAL

- Combination data/media outlets throughout
- Motion activated switches for touchless lighting control (see specs & 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
- Conduit from attic to mechanical for future solar heating & easy home audio/satellite install
- Longer lasting/Energy saving CFL bulbs when applicable

PLUMBING & HEATING

- Drip humidifier
- Pex home run plumbing with individual shut off valves
- Rear deck equipped with gas line for BBQ
- 40 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
- Active heat recovery ventilator to recycle heat and save energy

PLUMBING & HEATING

- Low flow aerators in all plumbing fixtures (when applicable) to save on water consumption
- Kohler brand fixtures and faucets
- 92% efficiency furnace system (Brand Name)

KITCHEN

- Thermofoil or maple melamine cabinets
- Full depth fridge cabinets
- Tile backsplash in kitchen
- Flat Lay laminate countertops
- Double stainless steel kitchen sink with spray faucet
- Pots and Pans drawer

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

- Laminate on main floor
- Ceramic tile flooring in bathrooms (see specifications & plans for areas)
- BCF nylon with advanced stainguard/static control carpet
- Choice of door style
- Satin nickle finish hardware
- Hunter Douglas blinds package
- 7.5lb carpet underlay
- Choice of 4 available door styles

EXTRA

- 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