

# 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