



Dream, Design, Build

905-374-7533

markenhomes.ca

WHERE OUR STANDARD FEATURES *are the competitors upgrades!!!*

BEAUTIFUL EXTERIORS

- Fully sodded lots including boulevard
- High quality clay brick veneer and vinyl siding for front
- Pre-cast stone window sills
- Pre-finished maintenance-free aluminum soffits, fascia, eaves troughs and downspouts 2"x6" exterior walls
- Two convenient exterior weatherproof electrical outlets - one in front and one in rear of home
- Durable 30-year self-sealing roof shingles
- Decorative steel insulated entry doors with deadbolt lock
- Garage main door to exterior
- Steel sectional roll-up type insulated garage door
- Poured concrete foundation walls with protective drainage layer
- Decks 10x10

STUNNING KITCHENS

- Choice of beautiful deluxe maple kitchen cabinets in a range of colours and styles with Crown Moulding
- Back splash & under cabinet lighting with valance
- Island or peninsula included
- Granite/Quartz counter tops with return splash
- Double stainless-steel sink and single lever washerless faucet
- Kitchen exhaust fan and hood ducted to the exterior in white or black
- Heavy duty receptacle for electric range and dedicated receptacle for refrigerator
- Dishwasher rough in with space in cabinets for future dishwasher
- 5 pot lights included

LUXURIOUS BATHS

- Choice of deluxe bathroom cabinets made of premium maple, and Granit/Quartz counter tops in a range of colours and styles
- Moen delta single lever washerless faucets provided in all bathrooms
- White plumbing fixtures from vendor samples
- Exhaust fans in all bathrooms vented to exterior
- Acrylic 1 pc. Tub/Shower units or 48" in-wall acrylic showers with glass doors and seat with pressure balancing valves
- Insulated toilet tanks
- Electrical outlets beside vanity - all bathrooms
- Towel bar, toilet tissue dispenser
- Privacy locks on all bathroom doors
- Mirrors above all bathroom vanities

ELECTRICAL MUST HAVES

- Circuit breaker panel - 200 amp service
- Copper wiring throughout
- Electrical outlets for future garage door opener
- Heavy duty receptacle - electric range & dryer

- Rough in for central vacuum to basement
- Smoke detectors & CO2 sensors on each floor and bedrooms
- Electric door chime
- Bell/cable in all bedrooms & living room
- Bell in kitchen
- Lighting fixture package
- \$1,000 lighting allowance

FUNCTIONAL FLOORING

- Ceramic/Porcelain in foyer, main floor laundry, bathrooms and dinette - available in a large variety of colours and sizes 12x24 tiles
- Hardwood in living and dining room as per plan
- Premium carpet in bedrooms, 40 oz.
- 1/2" chip foam under pad
- All sub floors glued, nailed & screwed down

INSULATION - PAINTING - HEATING

- High efficient gas fired forced air heating
- Central Air Conditioning
- Home walls are insulated with R22 & ceilings with R50
- Single family homes include an HRV system
- Modern efficient hot water tank on rental basis
- Walls finished with drywall using screws
- Interior walls to be painted with quality paint. Purchaser's choice of colours from Vendor's samples (maximum 2 colours throughout) - one colour for trim
- Warmly textured ceilings in all areas except bathrooms and kitchens
- Garage drywalled and painted one coat
- Maintenance free all-vinyl double-glazed windows low E Argon filled with Energy Star rating, and sliding patio doors with screens

GORGEOUS INTERIORS

- Rounded corners
- Main floor ceiling height of 8ft or cathedral, or 9ft for bungalows & main floor 2 storey
- Series 800 colonial doors and trim painted with semi-gloss paint
- Polished chrome finished hardware on all interior doors

LAUNDRY LOVE

- Laundry tub and washing machine supply taps provided
- Second level drain with rubber membrane and tiles

Others

- Basement bathroom rough in
- 4 basement windows included 4x2'
- Carpet staircase with oak spindles
- 1 phone & cable outlet included in all bedrooms
- Gas manifold included in utility area
- 2 water hose bibs