

St. Peter Townhomes - Costantino Construction

Features & Finishes

KITCHEN

- Contemporary open concept kitchen layouts with island as per plan
- Choice of deluxe maple cabinetry in a wide range of colours and styles
- Quartz countertop with undermount double stainless steel sink with faucet
- Stainless exhaust fan & hood ducted to the exterior
- Heavy-duty receptacle for electric range
- Dedicated rough-in for dishwasher
- 3' x 7' kitchen island (includes an overhang for counter height stool seating)

BATHROOMS, ENSUITE & LAUNDRY

- Choice of deluxe maple bathroom cabinets with quartz countertop
- Master Bedroom walk-in shower to be tiled with glass surround
- One-piece fiberglass tub/shower in secondary bathroom
- Heavy-duty receptacle for electric washer & dryer

LIGHTING

- 3 pot lights
- Under-cabinet lighting
- \$1,200.00 lighting fixture allowance

STAIRCASE & FLOORING

- Oak staircase with oak rails and metal spindles
- Tiles in foyer, bathrooms, laundry/mudroom and kitchen
 - 12" x 24" high-definition porcelain stacked
- Engineered wide-plank hardwood flooring throughout main floor & bedrooms
- Gas Fireplace with mantle

DRYWALL, TRIM & PAINT

- 2 designer paint colors from builder chart (*dark colors are charged at a premium)
- Smooth finish, flat white ceilings throughout
- 5 ¼ " paint grade F/J Pine baseboard with 3 ¼ " casing
- 12" Shelf and rod to be included in all closets
- Garage drywalled and primed

WINDOWS & DOORS

- Wide variety of door hardware from designer samples
- Pre-cast stone window sills
- Maintenance-free vinyl double-glazed windows low E Argon filled with Energy Star rating
- 9" Sliding glass patio door at rear
- Bug screens included with all windows and sliding doors
- One (1) 47"x32" egress window
- Taupe windows
- Garage Doors are 16' x 8' steel insulated doors

ELECTRICAL

- Circuit breaker panel as per ESA
- Copper wiring throughout
- Interconnected CO2 and Smoke Detectors as per the Ontario Building Code
- Electrical outlets beside all bathroom vanities
- 2 convenient exterior weatherproof electrical outlets - one on front porch and one at rear of home
- Power garage door rough-in
- Central vacuum rough-in
- Gas line to BBQ

HVAC

- High efficiency gas furnace and central air conditioning unit included
- Hot water tank included on a rental basis (option to purchase)
- Heat Recovery Ventilator

FRAMING & INSULATION

- 9' main floor ceiling height
- 2" x 6" Exterior walls
- Basement exterior walls framed, insulated, vapour barrier
- Tongue and groove edge gold subfloor (glued, nailed & screwed down)
- R22.5 insulation on exterior walls; R60 insulation on ceilings; R20 insulation on basement walls finished to floor level

FOUNDATION PACKAGE

- 8" Poured concrete basement walls at 7'10"
- Drainage layer waterproofing membrane with damp proofing on exterior of foundation walls
- Covered weeping tile around perimeter in stone drainage bed connected to sump pump

EXTERIOR

- Exterior cladding as per plan
 - Stone/Brick and Stucco
- Poured concrete front porch covered
- Durable, self-sealing 30-year fiberglass shingles
- Aluminum drip edge and galvanized valley
- Aluminum soffit, fascia and eavestrough
- Fully graded and sodded lawn (included boulevard) as per plan
- Two exterior hose bibs