



## Hidden Lake LOOKOUT Townhomes **HARLEQUIN Units**

Wilden Nature Inspired Living at its best: Gas fireplace and granite countertops.  
Master suite includes soaker tub and separate shower.  
Highest quality level in finishes and materials.  
High performance, German engineered home & cooking appliances by Bosch.

**All specifications subject to change without notice.**

### **General Construction:**

- 9' ceilings throughout unit
- 2" x 6" exterior walls c/w R-20 insulation
- "I-Joist" floor system with ¾" T & G plywood
- R-44 blown insulation in ceilings
- Finished and insulated garage with R20 insulated walls
- Hardwired smoke /carbon monoxide detectors
- Soundproofing: partition/fire walls between units- constructed with two walls with staggered 2x4 studs, 1" airspace, R12 insulation in each wall, two sheets of 5/8" drywall and 2 sheets ½" drywall

### **Exterior Finish:**

- Fibre cement horizontal siding and shake siding
- Paint grade smart trim detail
- Cultured stone on front elevation
- Stained fibreglass front entry feature door
- Aluminum soffits with 5" fascia gutters
- Exposed aggregate driveways and sidewalks
- 16'x 8' upgraded metal insulated garage door (with windows)
- Automatic garage door opener key pad and 2 remote openers
- Aluminum picket railings on rear deck
- Covered entry and rear deck
- Plygem windows Eco Shield 270 with Argon gas (screens included)
- Separate circuit and switch for exterior Christmas light receptacle in eave
- Lifetime laminate roof c/w metal valleys and raised ridge caps
- Fully landscaped c/w underground irrigation system

## **Interior Finish:**

- Professionally designed interiors and kitchens
- Soft close cabinet doors
- Granite countertops on main floor
- Bosch gas stove, fridge, dishwasher and microwave
- Whirlpool washer and dryer
- Taymor Premier Series door and bath hardware
- Moen Rizon (chrome faucets)
- Maax tubs and showers
- American Standard toilets
- Waterline plumbed to the fridge
- Decora style switches and outlets
- 5 ½" baseboards
- Square cornered drywall with textured ceilings
- Melamine closet shelving
- Stain grade railings and spindles
- Napoleon linear natural gas fireplace
- Under cabinet lighting
- Rough-in for central vacuum system and vac pan in kitchen
- Laminate countertops on lower level

## **Flooring:**

- Engineered hardwood flooring in main living area and front foyer
- Tiled bathrooms and laundry
- Carpet in bedrooms, on lower level and stairs

## **Mechanical:**

- 125 amp electrical service
- 50 US gallon Rheem high efficiency gas hot water tank
- 2 frost free exterior hose taps
- 3 cable TV outlets
- 2 telephone outlets.
- Natural gas BBQ outlet

## **HVAC:**

- Dual Energy System: Payne Energy Star rated high efficiency gas furnace/Bosch geothermal heating and cooling system (ground source water to air heat pump)
- Exterior ground loop system provided by TerraSource Utility Services (monthly utility cost is included in strata fee)