



Lost Creek Point Staccato & Lapin Units

All specifications subject to change without notice.

General Construction:

- 9' ceilings throughout
- 2" x 6" exterior walls c/w R-24 insulation
- "I-Joist" 14" floor system with ¾" T & G plywood
- R-50 blown insulation in ceilings
- Finished and insulated garage with R24 insulated walls
- ½" Ener Air Insulation Board on exterior (R3)
- 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
- Acrylic Stucco
- Paint grade metal 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 (R-18) garage door (with windows)
- Automatic garage door opener key pad and 2 remote openers
- Covered entry
- Large rear exposed aggregate patio on main floor - **Lapin unit with inground basement**
- Large rear deck on main floor with premium vinyl decking and glass railing and large rear exposed aggregate patio on lower level – **Staccato units & Lapin unit with walkout basement**
- Plygem Metal Clad Vinyl Designer windows Eco Gain 180 with Argon gas
- 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 and drawers
- Quartz countertops in kitchen, ensuite and powder room
- KitchenAid gas stove, fridge, dishwasher and microwave
- Whirlpool washer and dryer
- Downstairs wet bar with sink
- Taymor Premier Series door and bath hardware
- Delta Chrome Trinsic faucets
- Hytec tubs and showers
- American Standard Evolution toilets
- Waterline plumbed to the fridge
- Decora style switches and outlets
- 4 ½" baseboards
- Square cornered drywall with textured ceilings
- Melamine closet shelving
- Savannah Essence 45" linear natural gas fireplace
- Under cabinet lighting in kitchen
- Rough-in for central vacuum system and vac pan in kitchen
- Laminate countertops on lower level
- Energy saving LED lighting in all fixtures

Flooring:

- Engineered hardwood flooring on main living
- Tiled bathrooms
- Carpet in bedrooms, downstairs and stairs

Mechanical:

- 125 amp electrical service
- Navien tankless high efficiency gas hot water heating system
- 2 frost free exterior hose taps
- 3 cable TV outlets
- 2 telephone outlets.
- Natural gas BBQ outlet

HVAC:

- Dual Energy System: Bosch 18 Seer Air Source Heat Pump with a York Energy Star rated high efficiency gas furnace
- Nu-Air ES100 heat recovery ventilation system
- Broan QTXE110c bath fans