

Keswick Lane
Specification Features



- 9'4" Basement foundation walls
- Road crush used for compacting below garage, sidewalk and driveway concrete slabs vs sand
- Foundation wrap to ensure no leaks in the future
- Garage slab at 18" rebar spacing doweled into foundation and resting half way on front wall to ensure driveway and garage slab don't settle
- Hardie Board Siding and trims on front elevation
- 150 sq.ft. of exterior cultured stone
- Architectural IKO Cambridge shingles c/w pre finished steel drip edge eave flashing
- Three sided Blue Goo sealed windows and exterior doors c/w Sil Through Membrane. Windows have an additional back dam
- Triple pane windows with Low E coating, Argon filled
- 9' main floor ceiling height
- Fir plywood subfloor
- Gas line c/w quick connect to future BBQ
- Navien tankless hot water heater for greater efficiency and continuous hot water
- Plumbing system includes remote header locations as required with recirculating pump to ensure quick turn around for hot water
- Free standing soaker tub with Roman tub filler and hand shower if shown on plan
- 2 stage variable speed furnace sized to match house c/w HRV, Merv 11 filter, flow through humidifier and wifi programmable thermostat
- Napoleon Entice linear electric fireplace
- Generous lighting allowance plus pot light looking LED fixtures included in base house price
- Choice of LVP or LVT for main floor
- MDF shelves in closets and pantry
- MDF closet organizers in closets
- Granite or Quartz counters throughout house
- Texture painted finish on cabinet faces
- Full extension soft close drawers and soft close doors on all cabinets
- \$8,000.00 appliance allowance to select appliances as desired
- Consultation with interior designer to help with selections, drawings and paperwork