

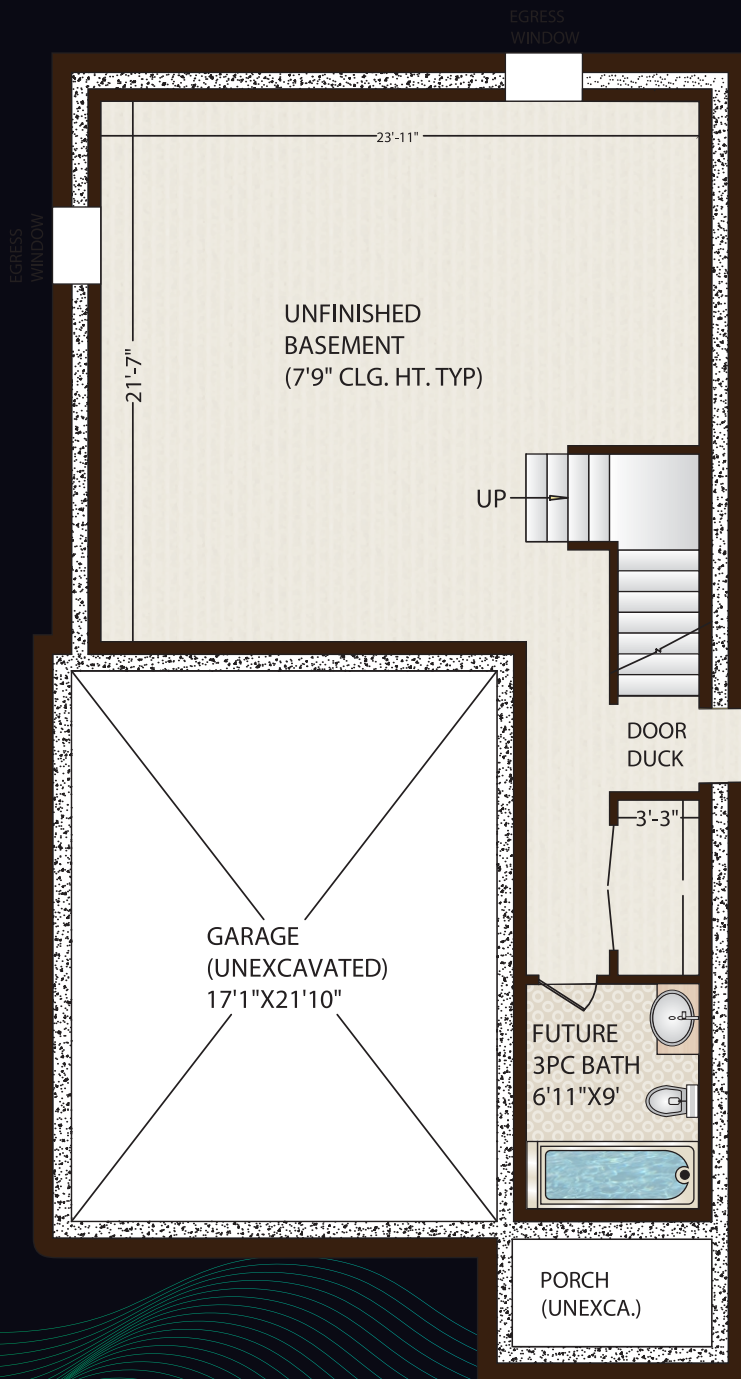


Chetwood Street

905 971 2299 | pentarockhomes.com | [@pentarockhomes](https://www.instagram.com/pentarockhomes)



PROPOSED
LOWER FLOOR
PLAN
(CLG HT 7'9")



Structural Features

- (1) 9' main floor ceiling and 8' second floor ceiling.
- (2) 7'10" basement foundation height pours
- (3) Wood "1" floor joists with 5/8" premium engineered OSB subfloor.
- (4) Concrete poured covered front porch
- (5) 2"x6" exterior walls featuring R22 batt insulation.
- (6) Slab on grade patio with stairs to grade
- (7) Richard-Wilcox "Grandview" double car garage door.
- (8) Double glazed colored vinyl windows
- (9) Double Wide front driveway.
- (10) Smooth paintable finish front door –8' tall with multipoint locking system. Profile as per house rendering.
- (11) Premium exterior finishes include combination of Permacon Lafitt stone/Arriscraft Urban Ledge stone on the front elevation and Cedar renditions aluminum siding on the second-floor front elevation, Luxury vertical vinyl siding at the sides and rear of the home.

PROPOSED
MAIN FLOOR
PLAN
(CLG HT 9')



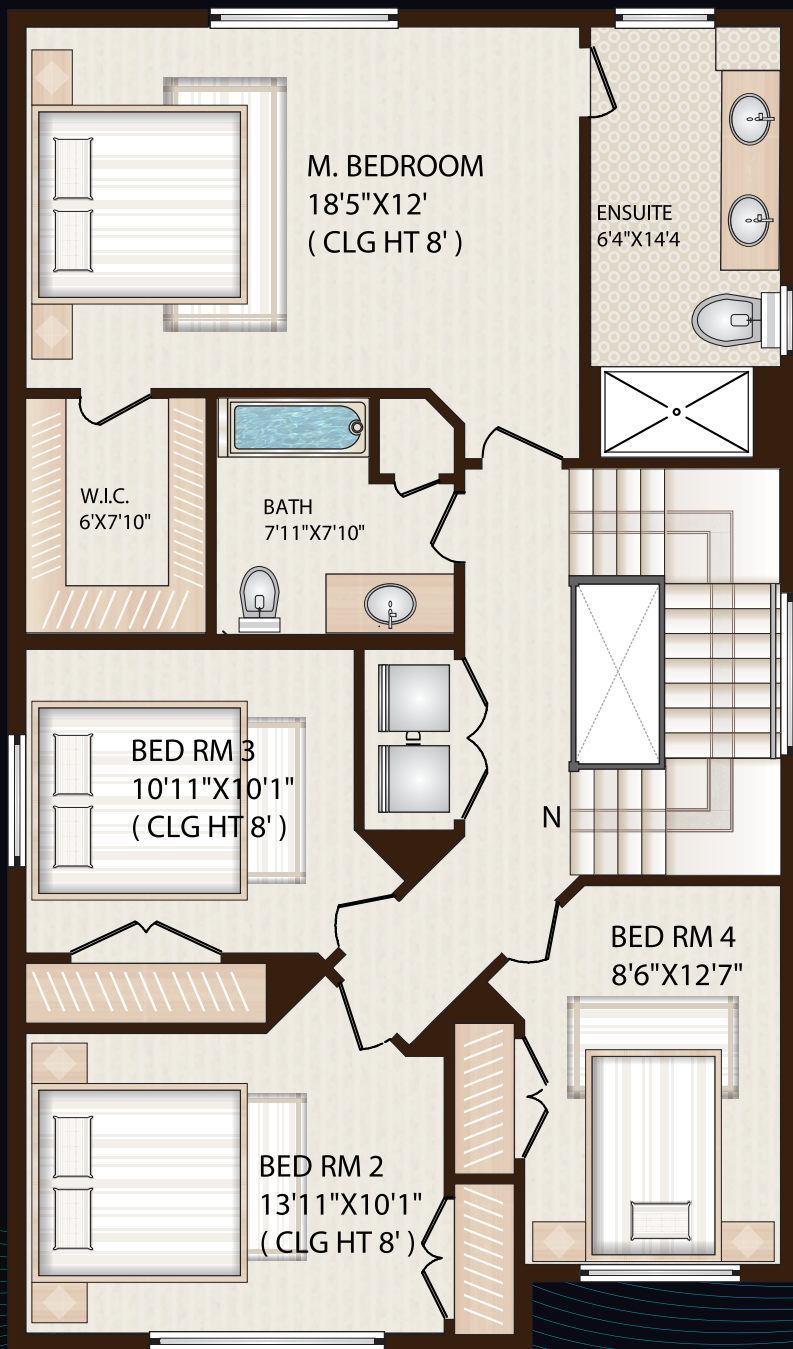
Plumbing Features and HVAC Upgrades

- (1) Wirsbo recirc return line to be run to all bathrooms and kitchen to reduce the amount of time required for hot water.
- (2) Featuring Riobel premium plumbing fixtures.
- (3) Tiled shower enclosure in the ensuite is included with 10mm clear tempered glass panels.
- (4) Mirolin Austin contemporary skirted soaker tub in the main bath with tiled walls, pressure balancing shower valve and trim in chrome finish.
- (5) Water line for fridge.*

HVAC Features

- (1) Non-Programmable Thermostat.
- (2) Navien 240S tankless water heater (rental unit).
- (3) Energy Recovery Ventilator (ERV).
- (4) 96% High efficiency furnace.
- (5) Flow through humidifier on the furnace.
- (6) Central Air Conditioning.





Electrical & Lighting Features

- (1) Interior and exterior recessed downlights.
- (2) Pre-wire for future LED undercabinet lighting in the kitchen.
- (3) Stainless steel chimney style hood fan in the kitchen with venting.
- (4) Designer interior light fixtures
- (5) One dedicated outlet in the kitchen for Microwave

Kitchen and Bath Features

- (1) Heritage oak engineered hardwood flooring with floor Tile in Bathrooms
- (2) Pot filler.
- (3) Luxurious cabinetry.
- (4) Hanstone or Silestone quartz countertop in all above grade Kitchen / bathrooms.
- (5) Soft close drawers and soft close doors in the kitchen and baths.
- (6) Furniture base on the island.

Tarion Warranty Program

- (1) Home covered by and enrolled in Tarion warranty program.
- (2) One year free from defects in materials and workmanship.
- (3) 2-year coverage on electrical, plumbing, heat delivery and distribution system, as outlined by Tarion.
- (4) Seven-year major structural defects warranty.



