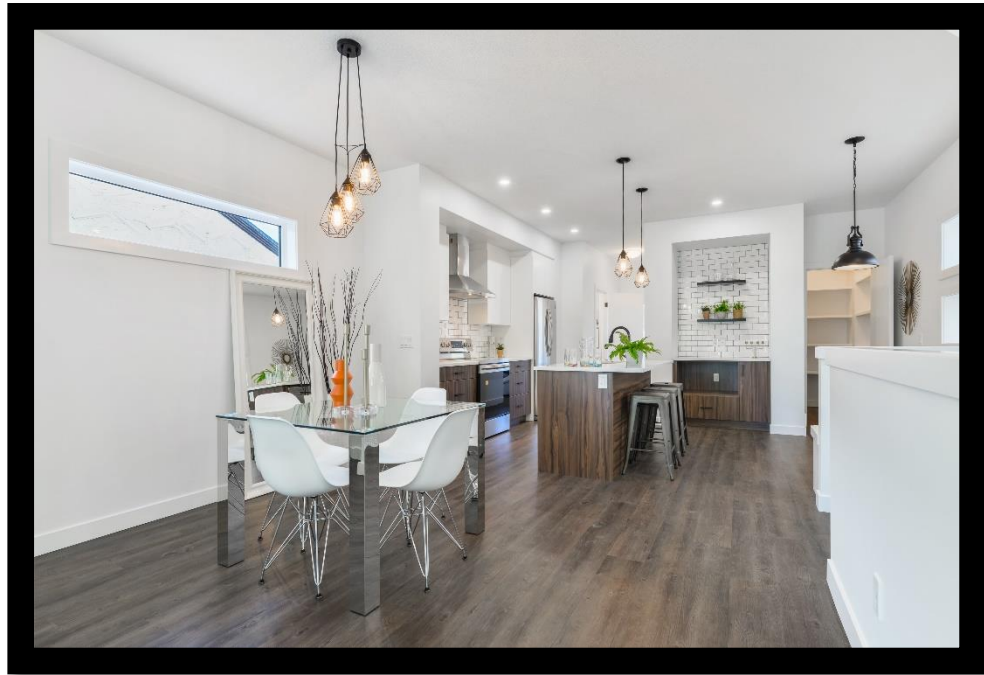


VIDA NOVA SPECIFICATIONS

2023



INTERIOR FINISHES & FLOORING

- Full width vanity mirrors in all bathrooms
- Tile backsplash in kitchen, ceiling height tile surround in master ensuite bath & 6" tile surround on main bath tub
- Four rows of painted MDF shelves in pantry & linen closets
- Modern flat 2.5" casing and 2.5" baseboards
- Carpet with 8lb underlay (second floor)
- Luxury Vinyl Plank (LVP) throughout main floor
- 12" x 24" ceramic tile in upper-level bathrooms
- Full swing closet doors*
- Wall mounted & painted handrail
- Life Master paint by Dulux (or equal) zero VOCs

WINDOWS & DOORS

- Double pane casement windows (Energy Star & Low E/Argon)⁺
- Two 60" x 30" basement windows*
- Steel insulated overhead door, garage door opener includes remote controls & exterior access pad
- Insulated painted smooth finish fiberglass front entry door
- Fiberglass exterior man doors

EXTERIOR FINISH

- Exterior design and pricing is neighbourhood specific and at minimum will meet standard architectural controls; options to exceed architectural controls will be priced accordingly

FIREPLACES

- 42" linear electric fireplace*

CABINETS

- Melamine or thermofoil slab doors
- ¾ extension white double wall drawer boxes
- Soft close doors and drawers
- Full depth cabinet above fridge
- 39" upper cabinets with 18" backsplash and 3" riser to bulkhead
- One bank of pot & pan drawers
- Quartz kitchen countertops
- Bathroom vanities with 1 bank of 3 drawers



CONCRETE & FOUNDATION

- Engineered design
- Exterior damp proofing
- Broom finish sidewalks with 20' at 48" wide from front landing to street & 20' at 36" wide at rear
- Window well drains tied to weeping tile

FRONT & REAR STEPS

- Pressure treated wood with aluminum railing on front steps
- Pressure treated wood with pressure treated railing on rear steps

ROOFING

- Limited Lifetime IKO Cambridge Architectural Shingles
- Moisture resistant underlay over entire roof area

FRAMING & STRUCTURE

- 23/32" subfloor, tongue & groove, glued and screwed
- Exterior walls & garage walls, 2x6 kiln dried spruce, 24" O.C. (24" O.C. interior walls)
- 7/16" OSB roof sheathing
- Engineered I-joist floor system
- Fire rating as per building code

PLUMBING

- High Efficiency Tankless Hot Water Heater
- Low flow bathroom faucets & low flush toilets⁺
- Ensuite shower with 6mm glass and chrome trim
- Main bath tub 5ft white Hytec with 6" ceramic tile surround
- Undermount stainless kitchen sink with Moen faucet in chrome
- Contrac drop-in basin sink with Moen single lever faucet in chrome
- Rough in for future basement 3pc bath
- Water line to fridge
- Shutoff valves on all toilets, sinks, & hose bibs

ELECTRICAL & LIGHTING

- Overhead service from alley to building
- Ten – LED pot lights throughout main floor
- 12" LED flush mount lights in bedrooms
- Both 3 bulb and 2 bulb bathroom vanity lights
- Decora switches/plugs,
- USB plug in kitchen

HEATING & VENTILATION

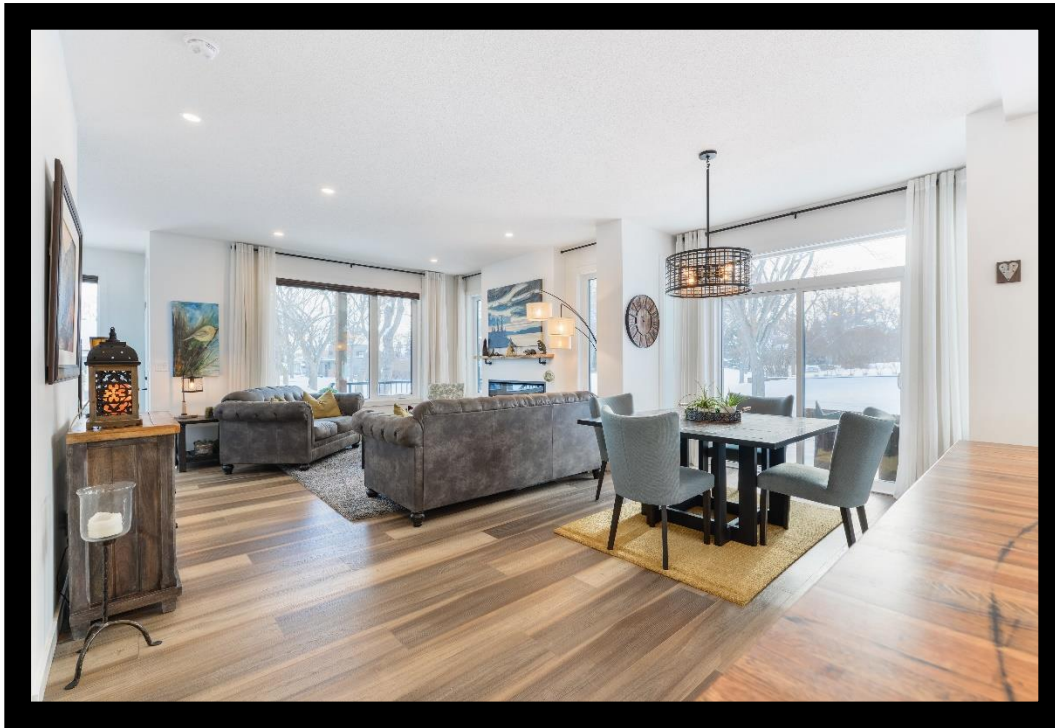
- High Efficiency Furnace 96% efficient or better, single stage, variable speed ⁺
- HRV (Heat Recovery Ventilation system) – active installation for primary ventilation, comes with wet pick-ups & timer switches in bathrooms. with Eco-Touch main control
- Programable digital thermostat
- Flow through drip humidifier

DRYWALL

- Square corners throughout
- Splatter texture ceilings throughout

INSULATION

- R40 insulation in attic
- R20 insulation in exterior walls
- R12 in basement walls



* Indicates feature that is plan specific

⁺ Indicates eco-friendly feature