

ARLINGTON TOWNHOMES

DESIGN SPECIFICATIONS

arlington

HOME FEATURES

- 2 floor plans and 2 colour schemes to choose from
- Full length driveways

COMMUNITY FEATURES

- Strata managed – fully maintained and landscaped
- Mountain and valley views
- Close to amenities and hiking trails
- Pharmacy and medical clinic
- Daycare
- Community amenities centre

CONCRETE

- 8" inch concrete walls
- Rebar as required code and our structural engineer
- Basement slab trowel finish
- Broom finish driveways
- Broom finish patios and sidewalks

FRAMING

- Engineered floor and truss systems
- 2x6 exterior walls
- 2x4 interior walls
- 7/16 OSB wall sheathing
- 7/16" plywood roof sheathing
- 9'-0" ceilings on main floors and 9'-0" on second floor
- Double 2x4 staggered stud framing on party walls

INSULATION

- R22 insulation exterior walls
- R55 insulation attic
- R22 insulation garage walls
- Acoustic insulation party walls
- R22 insulation basement

DRYWALL

- Finished drywall with square edges and corners
- Knock down textured ceiling throughout including the garages
- 5/8" fireguard on all party and bearing walls
- ½" drywall on all non-bearing walls
- ½" drywall on all exterior frost walls in basement

PAINTING

- One colour throughout on walls
- Walls complete with primer and 2 coats of finish paint
- Trim work and doors with 2 coats of semi gloss finish
- Bathroom and closets painted ceilings 2 coats of paint finish
- Garage walls primed and 1 coat of paint

WINDOWS AND EXTERIOR DOORS

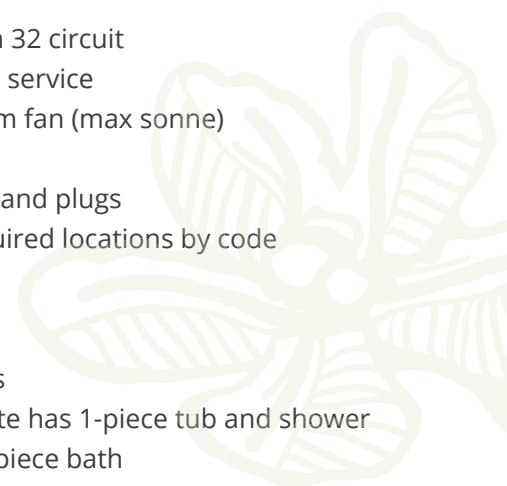
- Vinyl windows complete with screens
- Vinyl patio doors complete with screens
- Fiberglass insulated front door and back doors
- Steel insulated 8' x 7' garage door

ELECTRICAL

- 100 amp service with 32 circuit
- Telephone and cable service
- Continuous bathroom fan (max sonne)
- Vacuum rough-in
- Décor style switches and plugs
- GFI outlets in all required locations by code

PLUMBING

- Single handle faucets
- Main bath and ensuite has 1-piece tub and shower
- Powder room has 2-piece bath
- 2 hose bibs



HEATING AND COOLING

- High efficient gas furnace
- Programmable thermostat
- Electric hot water tank
- BBQ gas hook up
- Air conditioning

EXTERIOR FINISHES

- Hardi plank siding and smart trim
- 30-year asphalt shingles
- Ledge stone accents
- Aluminium railing with top rail
- Aluminium soffits
- Duradeck decking
- Aluminium gutters and downspouts

ASK ABOUT

OUR UPGRADES

- Flooring upgrade #1: Engineered hardwood on main, upgraded carpet on 2nd, ceramic tile in main bath and ensuite, upgraded carpet on stairs
- Flooring upgrade #2: Engineered hardwood on main and 2nd, ceramic tile in main bath and ensuite, upgraded carpet on stairs
- Kitchen countertops: laminate to Caesarstone
- Vanity countertops: laminate to Caesarstone
- Add under cabinet LED lighting to kitchen

INTERIOR FINISHES

- Maple cabinet in kitchen and bathrooms with soft close hinges and drawers
- Window covering (2" faux wood)
- Wire closet shelving and organizers
- Six appliances in kitchen and laundry (kitchen stainless steel)
- Ceramic tile back splashes, ensuite floors, and around tub surrounds
- Vinyl plank on main floor, standard carpet on 2nd floor
- Vinyl tile in main bath, ceramic tile in ensuite
- Standard carpet on stairs

- Appliance upgrade from standard package
- Hot water tank from 40 gallon to 60 gallon
- Replace 2nd floor half wall to railing
- Upgrade master bedroom closet from wire shelving to closet organizer
- Upgrade to roller shades on patio doors from vertical blinds
- Basement development with standard carpet, upgraded carpet or vinyl plank