

# Morris Village Value Added Specifications

## COBALT STREET – STAGE 5

FEBRUARY 1, 2020

### DOCUMENTS AT CLOSING:

- Taron warranty registration fees paid by Woodfield
- Survey Certificate fees paid by Woodfield
- Water meter fees paid by Woodfield

### WOODFIELD'S UPGRADED SPECS INCLUDED IN EVERY HOME

#### KITCHEN:

- Granite or Quartz counter top and island top with rainfall at end of top
- Self-closing cupboard doors
- Crown moulding on upper cabinets
- Valence lights under upper cabinets
- Cutlery, pots and pans drawers, all soft closing
- Deep cabinets over fridge with gable end
- Cupboards over washer & dryer
- Ceramic backsplash – as per Woodfield samples

#### INTERIOR TRIM:

- 8' HIGH – Continental style doors – smooth finish – ground floor only
- Crown moulding at ceiling in living room and dining room except at Cathedral ceiling
- Floors ¾" sub floor glued, sanded edges, screwed
- Pre-finished 4" wide engineered oak flooring – choice of 5 colour stains – throughout in Bungalow. Main floor in 2 storey home with carpet in bedrooms.
- Ceramic tiles in front entrance, laundry room, kitchen, dinette and all bathrooms.
- Ensuite floor heated
- Stairs – Bungalow solid oak stairs to lower level. 2 Storey solid oak stairs to upper level and hallway.
- Drywall with rounded corners
- Gas fireplace with mantel and designer brick 5 ft. high

#### PLUMBING:

- Dual Flush elongated toilets – all bathrooms
- Lighted light switches – all bathrooms
- Ensuite bathroom – full ceramic shower with glass enclosure
- Ensuite bathroom – pot lights in shower and a pot light over sunken tub
- Soft closing bank of drawers in ensuite vanity
- Main bath – pot light over tub

### WOODFIELD STANDARDS

#### FRAMING:

- 9 ft. ground floor
- Roof shingles – Lifetime shingles

#### PLUMBING:

- Shut off valve on all taps
- 3pc. Plumbing rough-in for future bathroom

#### INSULATION:

- Blown insulation in attic R-60

#### ELECTRICAL:

- 100 amp electrical panel – 48 breakers
- 3 telephone outlets
- 3 coax outlets RG 6 quad
- 1 conduit to attic

#### HEATING:

- 7 Day programmable thermostat
- Tankless high efficiency hot water (rental)
- All ducts power cleaned
- HRV unit clean confirm RNC 12 – or equal

E&OE Specifications subject to change without notification.

