

## **575 Edison**

**Designed by Hobin Architecture, 2017**

### **INTERIOR FEATURES**

- Gas fireplaces; master bedroom / bath Napoleon Duel Room BHD4N, living room Napoleon LHD45 with porcelain three-dimensional surround, rec room Napoleon ASCENTB36
- Pre-engineer maple Hardwood flooring throughout home
- Main floor to second floor maple stairway with open risers and glass railing with male top rail and stainless steel main posts
- Main floor to basement maple stairway
- Porcelain flooring in entrance and four bathrooms
- Kitchen custom modern style designed by JBK Kitchens with touch latch cabinet doors and soft-closing drawers
- Quartz counters in kitchen, four bathrooms and laundry room
- Modern style 3 ½" window, 3 ½" door casings and 5 ½" baseboards
- Five panel 84" solid wood interior doors
- Five panel wood doors with frosted glass inserts in between master bedroom / ensuite and master bedroom / master closet
- Custom built in master closet
- Chrome lever hardware.
- 9' ceiling height on main living floor and basement rec room
- 11' ceiling height front entrance, den, and powder room
- 8' ceiling height on second floor with coffered ceilings in each bedroom
- Fully painted 2 finished coats of latex paint
- Oversized windows throughout from basement to second floor
- Finished basement with full bathroom. Nook could be a 4<sup>th</sup> bedroom with proper egress.
- 2" rigid Styrofoam basement floor insulation
- Metal frame frosted glass garage doors with Chamberlin premium opener
- Second floor laundry room upper and lower cabinets with tiled back splash

### **PLUMBING FIXTURES AND ACCESSORIES**

- Dual flush low flow one-piece American Standard toilets with soft close hardware throughout
- Porcelain tile all bathing areas are floor to ceiling
- Riobel Pallace faucets & shower fixtures in ensuite and basement bath with rain shower in ensuite
- Oval free-standing bathtub in ensuite
- Alt Riga faucets & shower second floor bathroom with rain shower
- Adora bathtub in second floor bathroom
- Alt Riga vanity faucets through out
- Tekna Franke double under mount kitchen sink
- American Standard undermount sinks in all bathrooms
- Custom shower in ensuite bath glass enclosure
- Tekna Franke stainless steel sink undermount laundry room sink
- Pullout laundry faucet

### **LANDSCAPING / EXTERIOR**

- 34' x 14' Permacon Blue 60 interlock driveway
- 12' x 4' / 6' x 8' L-shaped Permacon Blue 60 interlock front entrance walk way
- 16' x 21' Permacon Blue 60 interlock rear patio at ground level
- 4' Permacon Rocka stone stairs
- Arriscraft Renaissance Stone / Shadow Stone ground floor front fascia
- Cedar 1x4 tong and groove front entrance way soffit
- Maintenance free exterior siding sides and rear and second floor front
- Horizontal cedar fencing with gates on both sides of house
- Raised stone rear wall flower planter full house width
- Maintenance free aluminum soffits and fascia
- Complete aluminum Eves trough
- Frost free garage & rear hose bibs and electrical outlets

### **FRAMING**

- Exterior walls 2x6 construction
- 1 & 1/2' styrofoam exterior insulation
- Silent floor engineered web joist system

### **MECHANICAL / ELECTRICAL**

- Rheem 96B high efficiency variable speed forced air gas furnace
- Comfort Air 3 ton side central air conditioning
- Life Breath RNC155 HRV
- Navien NPE180 tankless hot water. (owned)
- Gas outlet for stove and BBQ on rear patio
- Pre-wired for 1 telephone and 3 cable
- Valence lighting under kitchen cabinets
- Decora white light switches and plugs
- Edison style light accent lights and LED portlights through out
- Double-glazed thermal windows and doors
- Aluminum exterior windows
- Exterior soffit LED lighting
- Smart home pre-wired for Security, Internet/WIFI, Audio, HD Television and Voice/Video Intercom

### **ADDITIONAL INFORMATION**

- One-year Construction Warranty
- Seven-year Tarion New Home Warranty
- Lifetime limited warranty on roofing materials and 2 years workmanship warranty