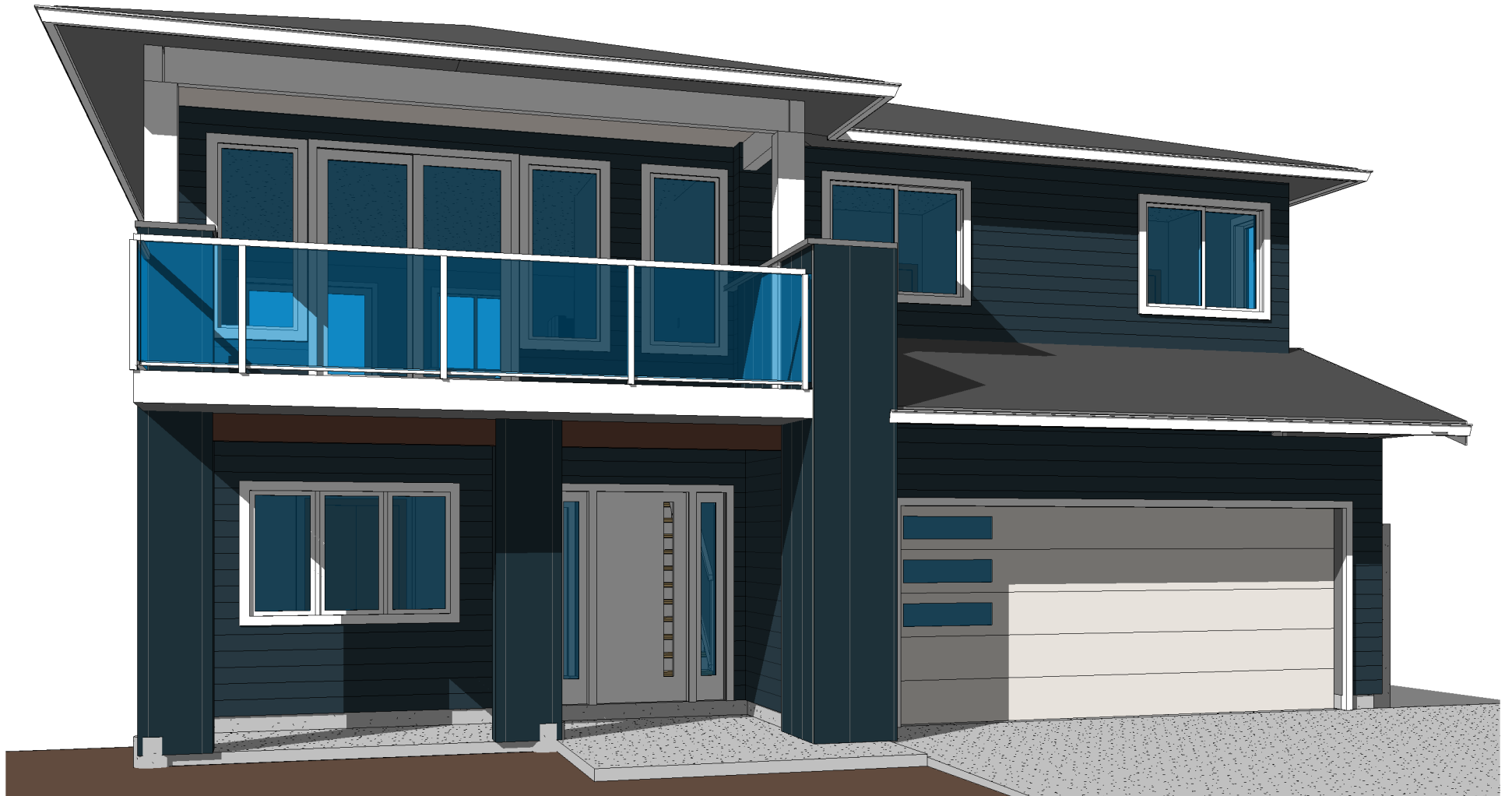
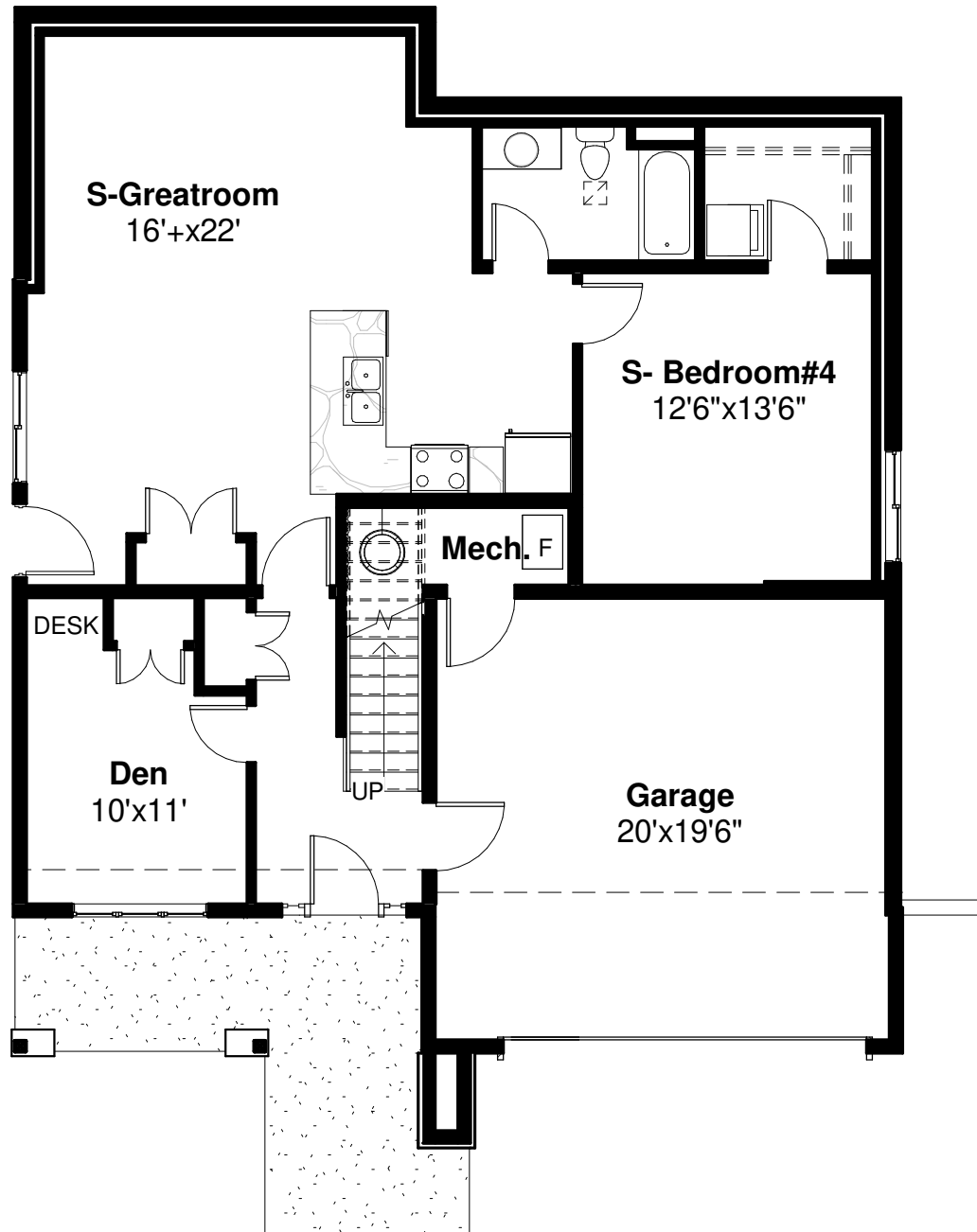


Scotland Lot 12 Lumby  
BC

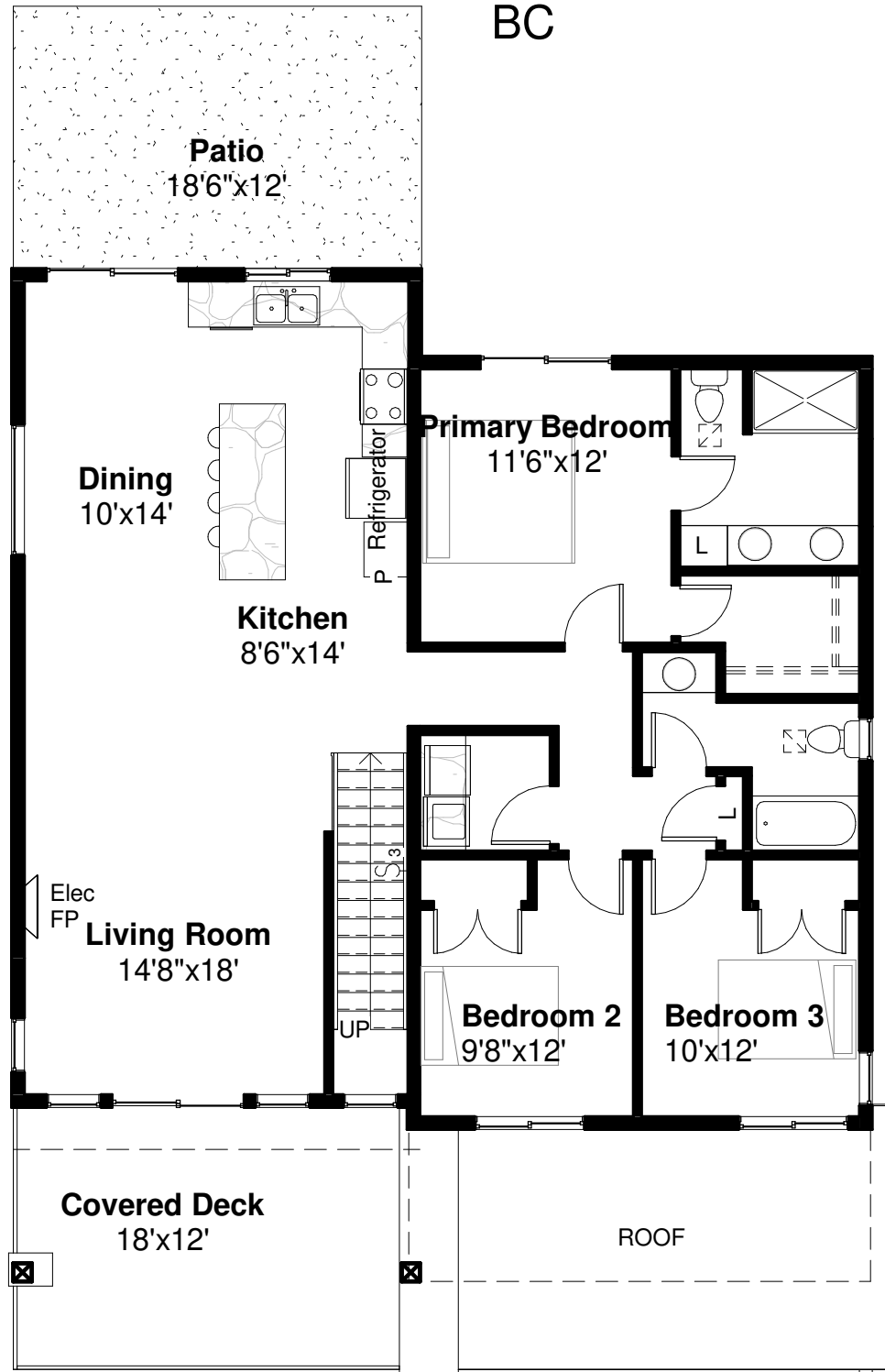


Scotland Lot 12 Lumby  
BC



Main Floor Area:1088sf  
Suite: 767sf  
Total Footprint:1604sf

Scotland Lot 12 Lumby  
BC



Upper Floor Area: 1363sf  
Covered Deck: 216sf





## **Lot #12 The “Modern” Floor Plan Feature Sheet.**

### **Exterior:**

- Hardie board siding – Deep Ocean.
- Hardie board trim – Arctic White.
- Soffit, fascia, downspouts – Bright White.
- IKO lifetime warranty AR laminate shingles; colour Dual Black.
- Garage door – double car, belt drive, flush white with 3 horizontal glass side panel inserts.
- All weather Low E Argon glass windows. NAF’s rated. White vinyl in & out.
- Brushed concrete driveway/sidewalks/back patio.
- Dura deck flooring on covered deck.
- Landscaping – underground irrigation back and front; turf back and front; 3 shrubs and one tree in front; landscaping rock below windows in front.

### **Mechanical:**

- \_\_\_ Forced air Amerostar furnace with AC.
- \_\_\_ 50 gallon electric hot water tank.
- \_\_\_ Fire suppression system.

### **Entry:**

- Front door – modern 3 panel glass with clear side lights and transom. Painted white.
- Vinyl plank flooring.
- Low profile chandelier (black).

### **Den:**

- Vinyl plank flooring.
- LED clip light.
- Closet white wire shelf hanger.

### **Suite Great Room and Kitchen:**

- Vinyl plank flooring.
- Forced air/heat.
- Custom cabinetry with island peninsula and seating. Formica countertop.

## **Suite Bathroom**

- Vinyl plank flooring.
- Standard size vanity. Custom painted Benjamin Moore Hale Navy.
- Formica countertop
- Top mount white sink with chrome faucet.
- Chrome cabinet hardware.
- 60 inch white fibreglass Hytech tub/shower surround.

## **Suite Bedroom #1**

- Vinyl plank flooring.
- LED clip light.
- Walk in closet white wire shelf hanger.

## **Stairwell**

- Custom hanging chandelier (black).
- Carpet.

## **Kitchen:**

- Laminate flooring.
- Custom maple shaker kitchen cabinetry. Painted Benjamin Moore Chantilly Lace.
- Oversize entertainers dream island; maple shaker, custom painted Benjamin Moore Coventry Grey. Custom cabinets and drawers within the island.
- Custom butcher block style Formica island top.
- Quartz perimeter kitchen counters; builders series – Diamond White.
- Custom cabinet hardware (black).
- Under cabinet LED tape lighting.
- 2 custom pendant lights over the island (black).
- Custom tile back splash.
- Undermount black Blanco Silgranite sink with black faucet/pull down spray.
- 36 inch counter depth stainless Whirlpool refrigerator – 20 cu.ft.
- 28x29 Whirlpool gas range – stainless steel.
- 24x34x23 Whirlpool dishwasher – stainless steel.
- 17x29 1.7 cu.ft Whirlpool microwave hood combo – stainless steel.
- 

## **Living/Dining Room:**

- Laminate flooring.
- Allusion Platinum series 52-5/16" linear electric fireplace; 5,000 BTU.
- TV outlet above fireplace.
- Oversized 8ft sliding glass door.

### **Laundry Room:**

- Custom black and white patterned tile.
- Samsung front load washer 5.2 cu.ft – white.
- Samsung front load electric dryer 7.5 cu.ft – white.
- Formica counter top.

### **Hallway:**

- Laminate flooring.

### **Main Bath:**

- Custom tile (12x24 grey/black swirl).
- Standard size vanity; custom painted Benjamin Moore Chantilly Lace.
- Quartz vanity counter top; builders series – Diamond White.
- Undermount white sink with black faucet.
- Black cabinet hardware.
- Custom wall mount vanity light (black).
- Custom full size wall mounted mirror to below vanity light.
- 60 inch white fibreglass Hytech tub/shower surround.

### **Master Bedroom:**

- Laminate flooring.
- Wired for TV
- Bedside light switch.
- Sliding Door to back yard with concrete pad.
- Feature wall – Benjamin Moore Midnight Blue.

### **Master Closet:**

- Laminate flooring.
- Custom wood closet organizer.

### **Master Bathroom:**

- Custom heated gloss marble style tile, white with grey veining detail.
- Custom double vanity with shaker cabinets – Benjamin Moore Chantilly Lace.
- Quartz vanity counter to; builders series – Diamond White.
- His and her undermount white sinks with chrome faucets.
- Custom wall mount vanity light fixtures.
- Custom cut full size mirror to below vanity fixtures.

- Chrome cabinet hardware.
- Custom tiled glass raised shower with fibreglass base.

### **Bedroom One:**

- Laminate flooring.
- LED clip light.
- Closet white wire shelf hanger.

### **Bedroom Two:**

- Laminate flooring.
- LED clip light.
- Closet white wire shelf hanger.

### **Miscellaneous Notes and Details**

- 9 ft ceilings throughout main floor; 8 ft in basement.
- Adjustable pot light lumens 3K 4K and 5K.
- Interior walls – custom painted Benjamin Moore Intense White.
- Birkdale style interior doors.
- Custom black door hardware.
- Baseboard UL498 5-1/2" x 1/2" paint grade; Benjamin Moore Chantilly Lace.
- Radon gas.

\*\*\* The above features are what is included. If agreed upon, and subject to a cost, buyers may make different choices in regard to some finishing products. Please see upgrade options document outlining potential changes. Choices must be made within a timeline specified by the builder.

NOTE: If certain products are not available in a timely fashion to keep up with the build schedule product substitution may be required.