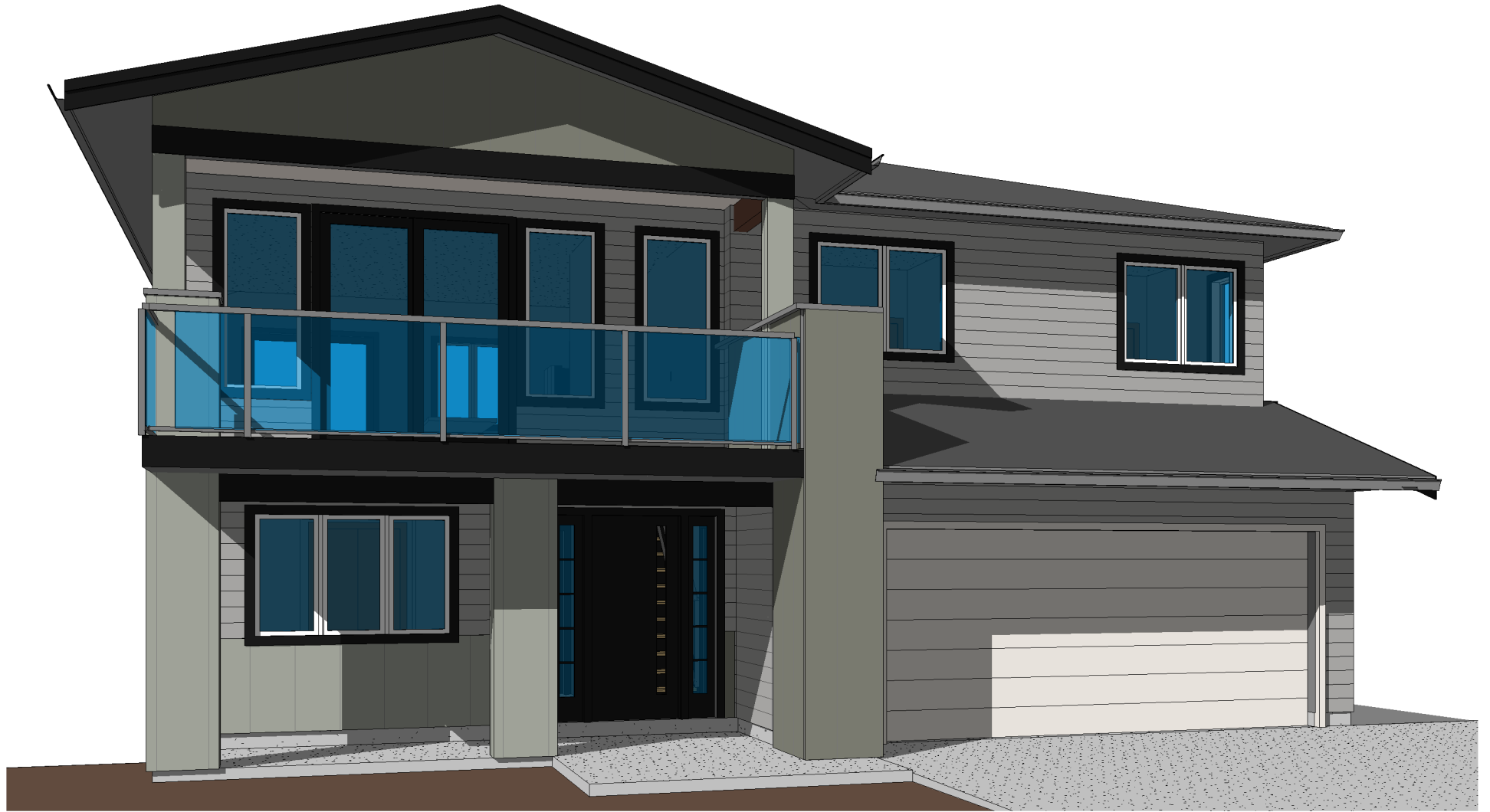
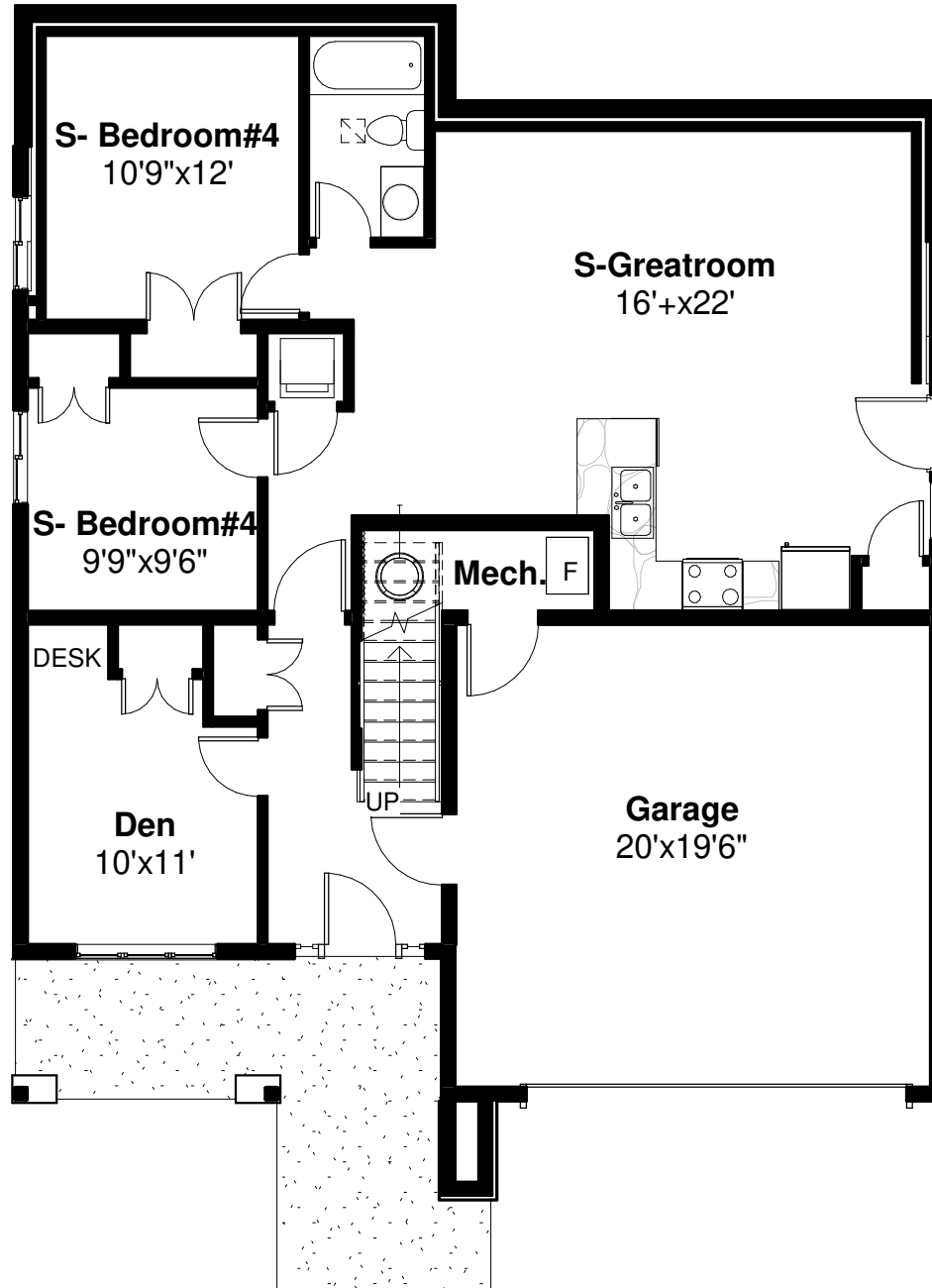


Scotland Lot 13 Lumby
BC

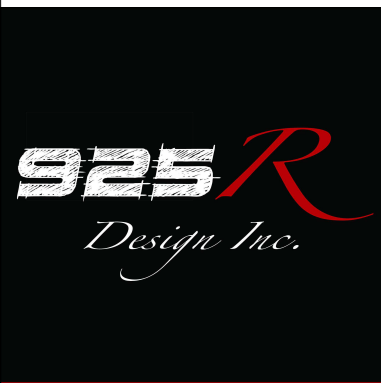
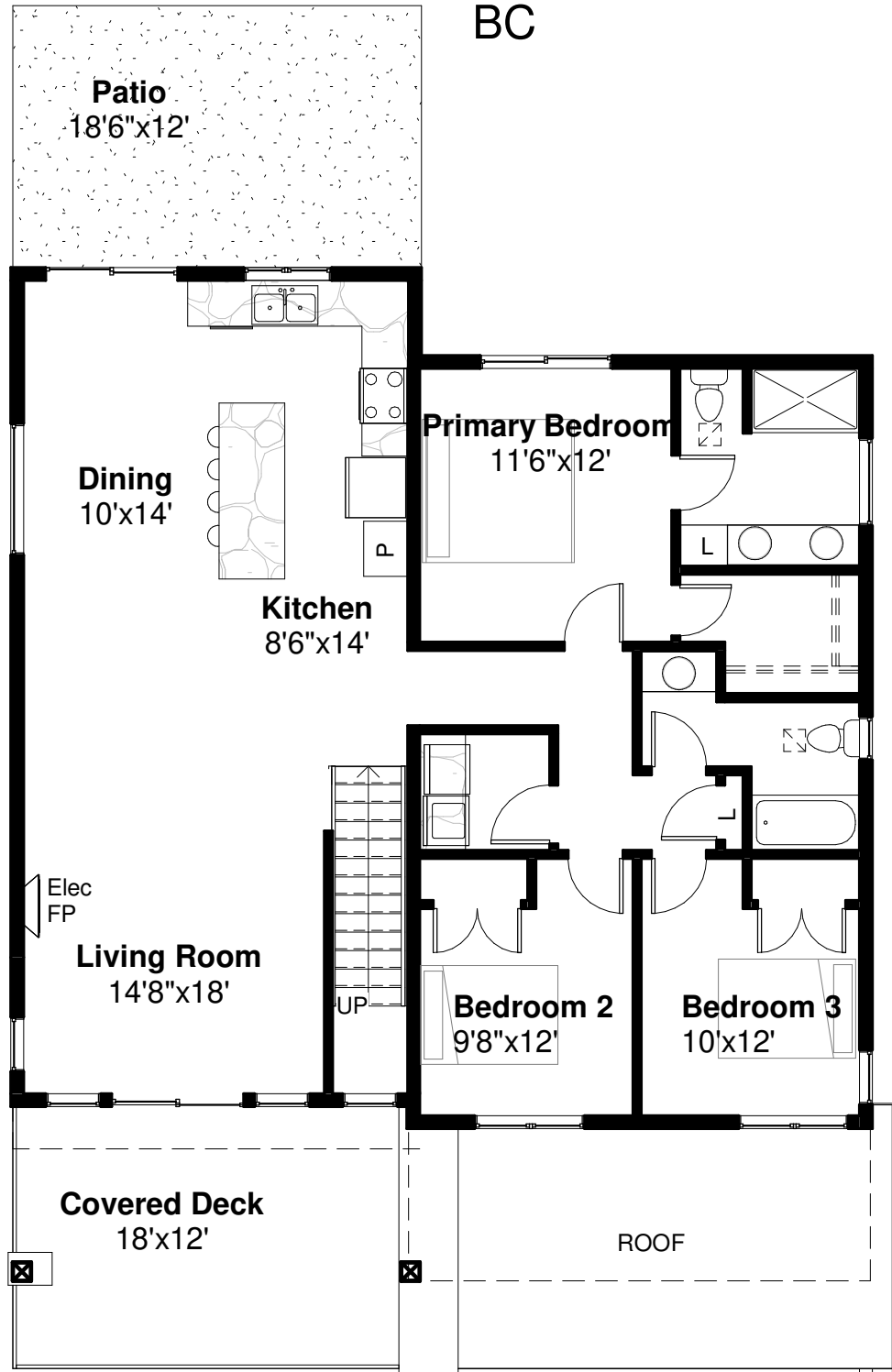


Scotland Lot 13 Lumby
BC



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

Scotland Lot 13 Lumby
BC



Upper Floor Area: 1363sf
Covered Deck: 216sf



Lot #13 The Craftsman Feature Sheet

Exterior:

- Hardie board siding – Pearl Grey.
- Hardie board detail in peaks and trim – Slate Grey.
- Hardie board trim – Black.
- Soffit – Black
- Fascia, downspouts – Dover Grey.
- IKO lifetime warranty AR laminate shingles; colour Dual Black.
- Garage door – double car, belt drive, flush white.
- 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.

Mechanical:

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

Entry:

- Front door – frosted glass insert with clear side lights and transom. Painted black.
- Vinyl plank flooring.
- Low profile chandelier (chrome).

Den:

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

Suite/basement Great Room:

- Vinyl plank flooring.
- Baseboard heat with PVR

Suite/basement Bathroom

- Vinyl plank flooring.
- Standard size vanity. Custom painted Benjamin Moore Onyx.
- Formica countertop
- Top mount white sink with chrome faucet.
- Chrome cabinet hardware.
- Chrome Vanity light.
- Custom cut full size mirror to below vanity light.
- 60 inch white fibreglass Hytech tub/shower surround.

Suite/basement Bedroom #1

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

Suite/basement Bedroom #2

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

Stairwell

- Custom hanging chandelier (chrome).
- Carpet.

Kitchen:

- Laminate flooring.
- Custom maple shaker kitchen cabinetry. Painted Benjamin Moore Chantilly Lace.
- Oversize entertainers dream island; maple shaker, custom painted Benjamin Moore Midnight Blue. Custom cabinets and drawers within the island.
- Custom butcher block style Formica island top.
- Quartz perimeter kitchen counters – Diamond White.
- Custom cabinet hardware (Chrome).
- 2 custom pendant lights over the island (Chrome).
- 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 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 (white octagon).
- Standard size vanity; custom painted Benjamin Moore Hale Navy.
- Quartz counter top; builders series – Diamond White.
- Undermount white sink with chrome faucet.
- Chrome cabinet hardware.
- Custom wall mount vanity light (chrome).
- Custom full size wall mounted mirror to below vanity light.
- 60 inch white fiberglass Hytech tub/shower surround.

Master Bedroom:

- Laminate flooring.
- Wired for TV
- Bedside light switch.
- Feature Wall – Benjamin Moore Coventry Grey.

Master Closet:

- Laminate flooring.
- Custom wood closet organizer.

Master Bathroom:

- Custom gloss marble style tile, white with grey veining detail.
- Custom double vanity with shaker cabinets – Benjamin Moore Chantilly Lace.
- Quartz vanity counter top; 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 fibre glass 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.