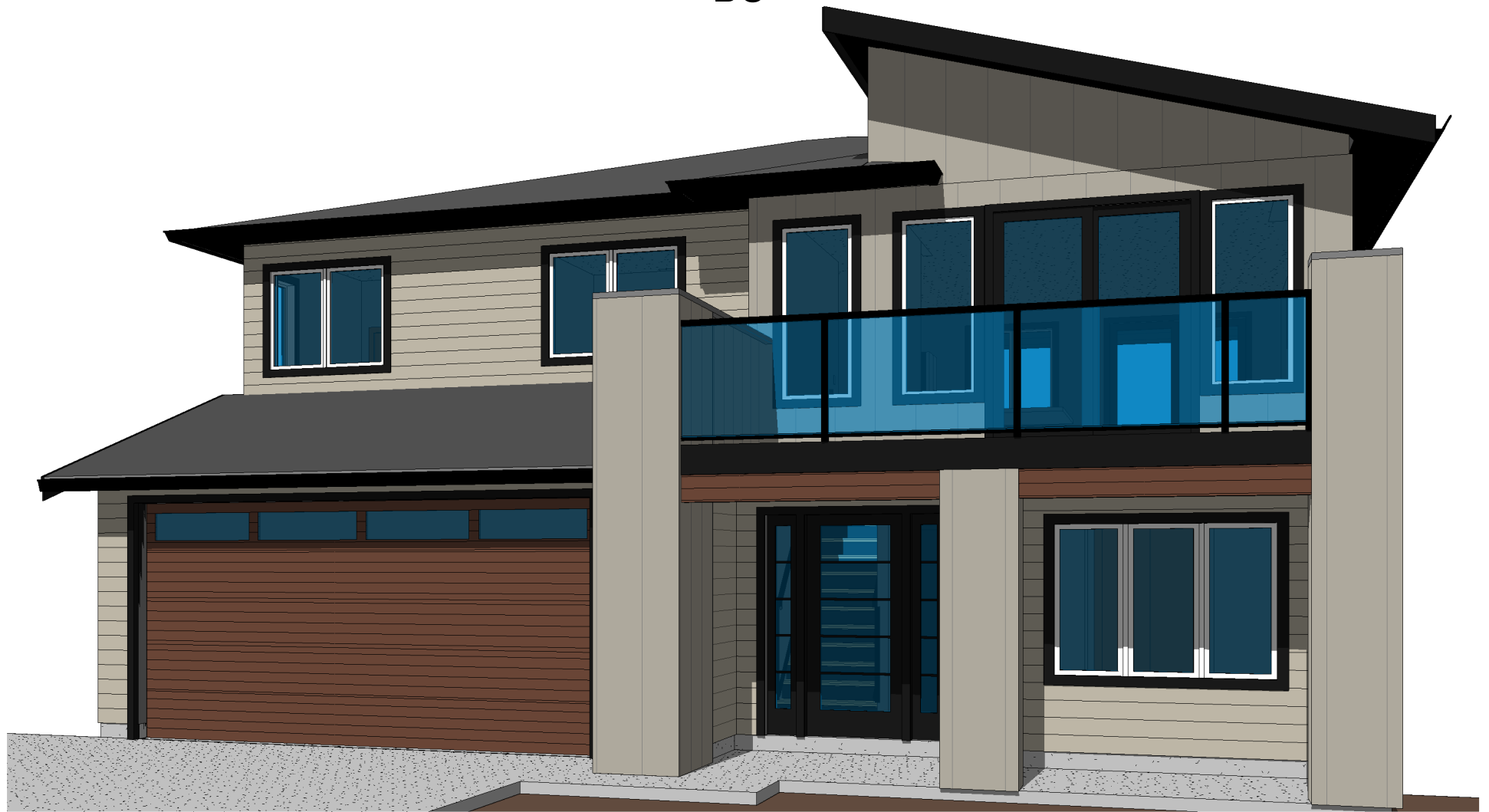
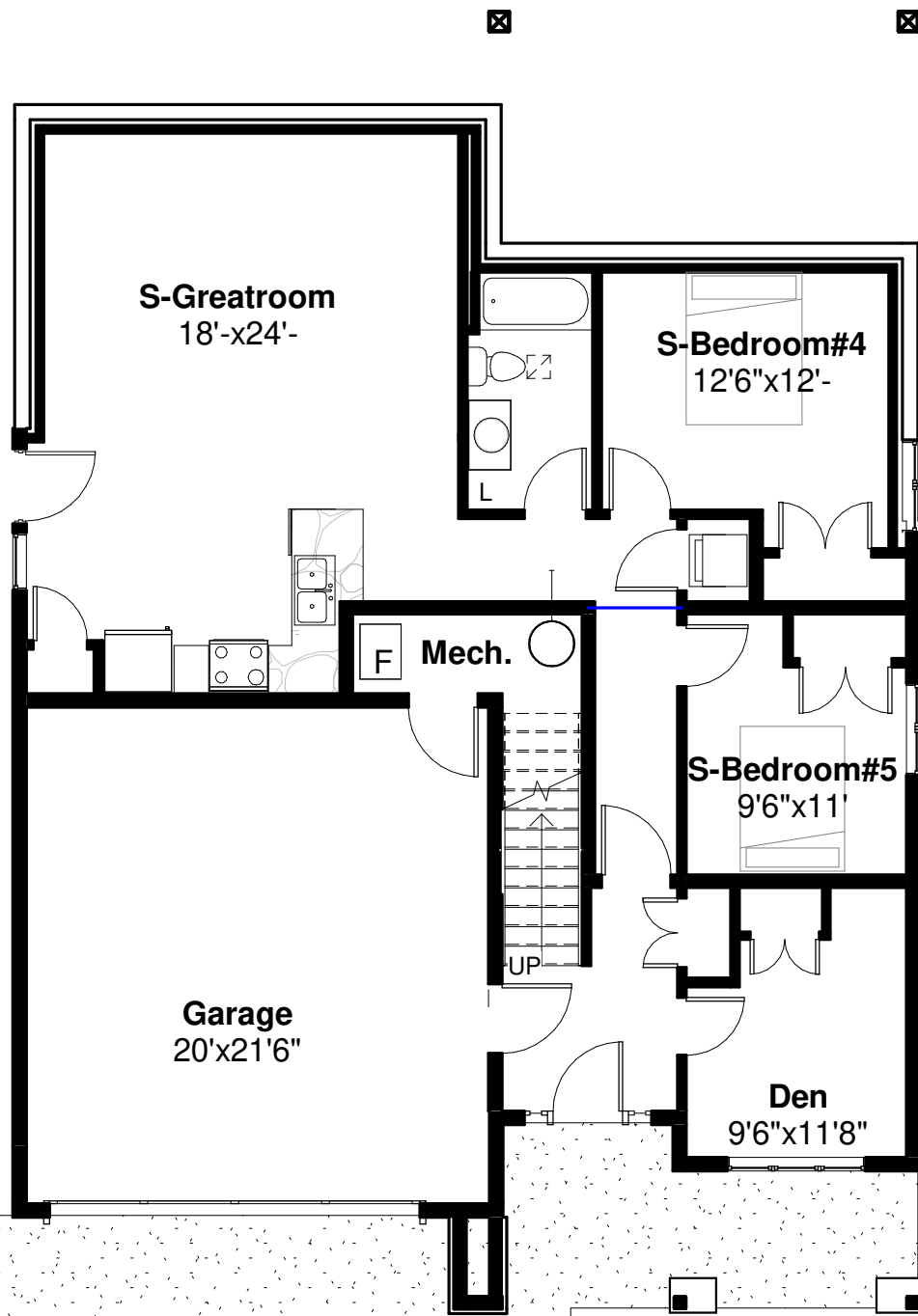


Scotland Lot 15 Lumby
BC

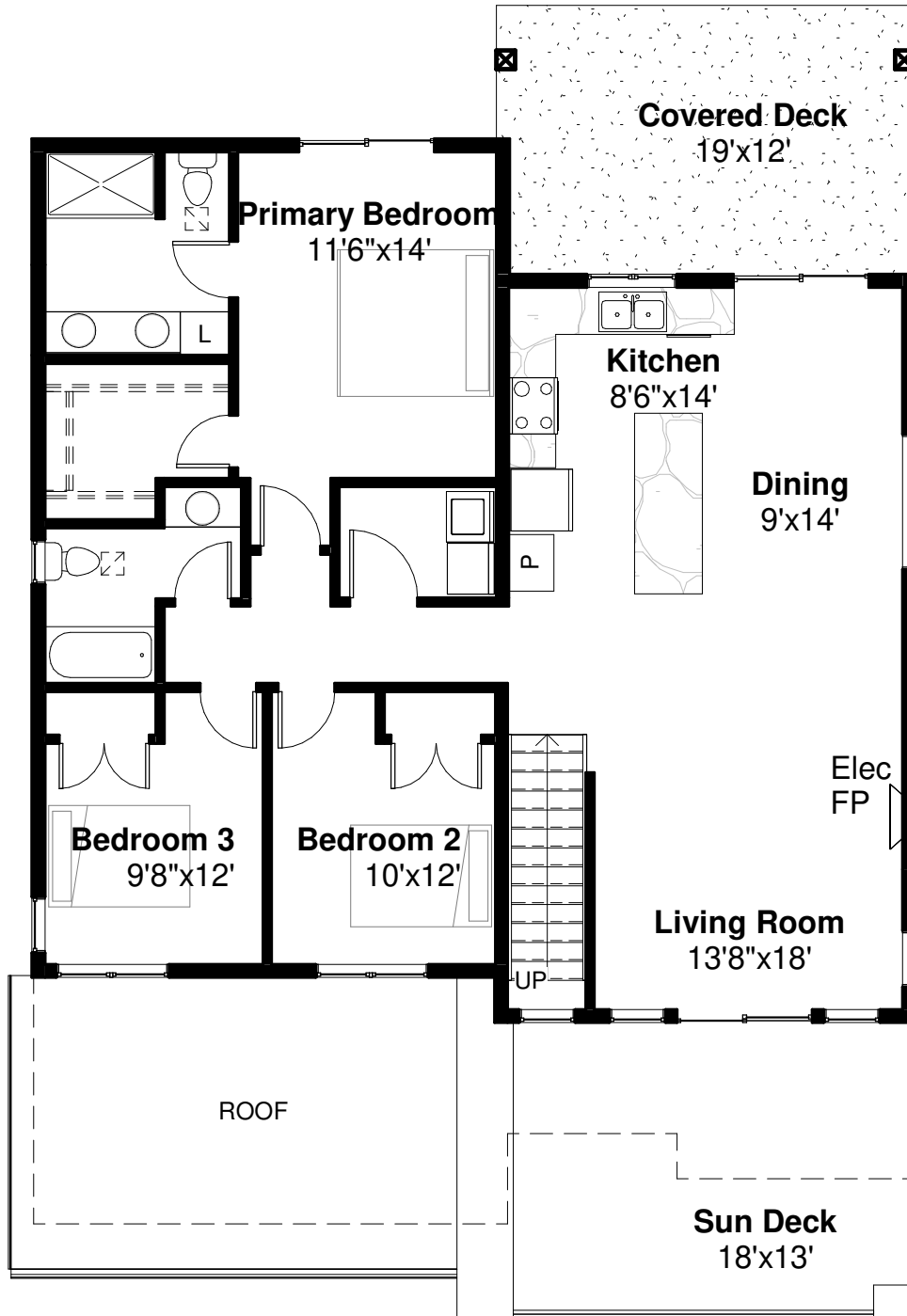


Scotland Lot 15 Lumby
BC



Main Floor Area: 1154sf
Suite Area: 846sf
Total Footprint: 1746sf

Scotland Lot 15 Lumby
BC



Upper Floor Area:1372sf
Covered Decks:425sf





The Lot #15 “West Coast” Floor Plan Feature Sheet.

Exterior:

- Hardie board siding – Cobblestone.
- Hardie board detail – Cobblestone
- Hardie board trim - Black.
- Soffit, fascia, downspouts – Black.
- IKO lifetime warranty AR laminate shingles; colour Dual Black.
- Garage door – double car, belt drive, Contemporary walnut with 4 glass panels across top.
- 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.
- BBQ outlet.
- 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 – Contemporary 5 panel glass inserts with clear side lights and transom. Painted black or wood stain. Custom pull bar handle (chrome).
- 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.
- Quartz counter top; builders series – Diamond White.

Suite Bathroom

- Vinyl plank flooring.
- Standard size vanity. Custom painted Benjamin Moore Onyx.
- Quartz counter top; builders series – Diamond White.
- Undermount white sink with black faucet; Black cabinet hardware.

Suite Bedroom #1

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

Suite Bedroom #2

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

Stairwell

- Custom hanging chandelier (black).
- Carpet.

Kitchen:

- Laminate flooring.
- Custom ceiling height (9ft) maple shaker kitchen cabinetry with glass door upper cabinets. Painted Benjamin Moore Chantilly Lace.
- Oversize entertainers dream island; maple shaker, custom painted Benjamin Moore Hale navy. Custom cabinets and drawers within the island.
- Quartz island top; builders series – Diamond White.
- Quartz perimeter kitchen counters – Diamond White.
- Custom cabinet hardware (black).
- Under cabinet LED tape lighting and upper cabinet lighting.
- 2 custom pendant lights over the island (gold).
- Custom tile back splash.
- Undermount black granite sink with black faucet/pull down spray.

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.
- White Samsung stacker washer/dryer.
- Quartz counter top; builders series – Diamond White.

Hallway:

- Laminate flooring.

Main Bath:

- Custom heated tile (dark octagon).
- Standard size vanity; custom painted Benjamin Moore Chantilly Lace.
- Quartz vanity counter top.
- Undermount white sink with black faucet.
- Gold cabinet hardware.
- Custom wall mount vanity light (gold).
- Custom full size wall mounted mirror to below vanity light.

Master Bedroom:

- Laminate flooring.
- Phone and cable outlet.
- Bedside light switch.
- Sliding glass door to backyard and concrete pad.

Master Closet:

- Laminate flooring.
- Custom wood closet organizer.

Master Bathroom:

- Floor - custom heated gloss marble style tile, white with grey veining detail.
- Custom vanity with shaker cabinets – Benjamin Moore Chantilly Lace.
- Quartz vanity counter top – 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 glass tiled shower with fiberglass 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.
- Adjustable pot light lumens 3K 4K and 5K.
- Sound proof insulated interior walls.
- 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. The buyers may make different choices in regard to some finishing products 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.