

# Distinctively High Standards.

Your life at the lake starts with choosing the plan and interior finishes that will make this space your own. At Sandgate a team of professionals have curated a great selection of interior finishes for you to select from, including stylish standards and inspiring options that will make your new home perfectly “you”.

## BUILDING FEATURES

- ▶ Beautifully designed lobbies with easy access to your mail and the two elevators in each building
- ▶ Two short term guest suites
- ▶ Fitness Centre to keep you in shape
- ▶ Lending Library – swap books or DVD's
- ▶ Exceptional landscaping with easy walkability to neighbourhood amenities, parks and Mahogany's West Beach
- ▶ Communal BBQ patio available to all homeowners
- ▶ Energy efficient common area lighting
- ▶ Individually controlled heating in each suite
- ▶ One underground parking stall or one surface stall included with each home
- ▶ Storage provided at the end of each underground parking stall
- ▶ Bike storage
- ▶ Convenient visitor parking
- ▶ Video camera entrance system that allows you to control front door access

## EVERY HOME IS WELL EQUIPPED ON THE INSIDE

- ▶ Choice of 3 professionally designed colour palettes with your choice of carpet, cabinets and countertops from our Sandgate selections
- ▶ 9' ceilings
- ▶ Knockdown ceiling texture
- ▶ Durable laminate flooring through main areas of every suite
- ▶ Ceramic tile flooring in bathrooms, storage & laundry
- ▶ 100% BCF Stainmaster Canadian made nylon carpet in bedroom
- ▶ 8lb high density underlay
- ▶ 2" blind package on all windows
- ▶ Choice of stylish cabinet doors
- ▶ Contemporary flat profile 3 ¼" baseboards and 2 ½" casings
- ▶ Designer lighting package
- ▶ Smoke detector
- ▶ Carbon monoxide detector
- ▶ Telephone & cable outlets throughout the home
- ▶ USB power charging outlet
- ▶ Patio or deck on every suite including gas BBQ outlet and GFCI outdoor outlet
- ▶ Stacking front loading washer & dryer
- ▶ Solid core suite entry doors with dead bolts and viewing portal
- ▶ Additional acoustic treatment provided under all hard surfaces

## AND WRAPPED IN TOTAL PEACE OF MIND

- ▶ Deposit insurance up to \$50,000 per home
- ▶ 1 Year on Workmanship & Materials
- ▶ 2 Year Warranty of Delivery & Distribution Systems
- ▶ 7 Year Building Envelope Coverage
- ▶ 10 Year Structural Warranty
- ▶ Conasys Homeowner Information Maintenance Package tracks and records all products and contractors in the building process

## INCLUDES GOURMET KITCHEN INGREDIENTS

- Stylish, ergonomic kitchen designed with entertaining in mind
- Your choice of cabinets from our Sandgate selection of 6 different profiles and 8 different finishes
- Soft close cabinets and drawers
- Whirlpool E-Star fridge, smooth-top range & E-Star dishwasher in your choice of black or stainless steel
- Over the range microwave/hoodfan combo in your choice of black or stainless steel
- Laminate countertops with laminate edging
- Full height 4" x 16" ceramic tile backsplash in your choice of straight lay or 50% brick lay
- Stainless steel double sink with single lever pull-out faucet

## HAS ELEGANTLY DETAILED BATHROOMS

- ▶ Designer vanity sinks with one row of 4" x 16" ceramic tile and full width vanity mirrors
- ▶ One piece fibreglass tub & shower combination surrounded by one row of 4" x 16" ceramic tile
- ▶ Hotel style curved shower rod
- ▶ Polished chrome single lever faucets for all bathrooms
- ▶ One recessed medicine cabinet to match cabinets in main bathroom
- ▶ Modern chrome tissue and towel bar holders in all bathrooms

## BUILT USING SOLID CONSTRUCTION MATERIALS

- ▶ Engineered floor joist systems
- ▶ Triple secured subfloor – glued, nailed & screwed
- ▶ Engineered steel rebar reinforced foundation walls
- ▶ Exterior walls – 2" x 6" on 16" centres
- ▶ Interior walls – 2" x 4" on 24" centres
- ▶ Fire retardant treatment applied to select components to protect your investment
- ▶ Concrete heated underground parking

## THAT CARRY THROUGH TO THE OUTSIDE

- ▶ Class "A" Fire Rated shingle roof with 30 year prorated warranty
- ▶ Maintenance-free aluminum soffits, fascia & eaves
- ▶ Stucco & stone style exteriors
- ▶ Architectural fibreglass front door
- ▶ Double-paned "Low E" windows
- ▶ Steel locks & deadbolts on exterior doors
- ▶ Insulated parkade with automatic door

Certified  
Master Builder



Revised June 2016. As part of our continuing efforts to improve our homes, these specifications may change without notice.