Family-owned. Canadian made.

Townhomes- Standard Specifications

Landscaping

- Fully sodded front, rear & (side yards end units only)
- Asphalt paved driveway
- Interlocking paver walkway from driveway to front door
- 6' high wood fence along back property line where applicable (or chain link fence may apply)

Lower Level

- Poured concrete footings & walls with reinforcing steel beams & posts in accordance with architectural plans
- Poured concrete garage floor with reinforcing
- Fully framed exterior walls finished w/ drywall

Framing

- 9' ceilings on main floor
- 3/4" OSB tongue & groove subfloor sanded & screwed
- Pre-engineered joist system for solid squeak-free floors
- Exterior walls w/ 2"x6" kiln dried studs @ 16" o/c w/ 1" rigid insulation & 7/16" sheathing

Exterior Features

- Brick as per elevation: colour to be architecturally controlled
- Maintenance-free pre-finished vinyl siding as per elevation
- Maintenance-free soffit & fascia as per elevation
- 30 year laminated architectural design asphalt roof shingles
- Solid vinyl triple-glazed Low E Argon casement thermopane windows throughout
- Oversized vinyl lower level windows for improved lower level living
- Sectional insulated steel roll-up pre-finished garage doors
- Insulated fibreglas exterior door w/ weatherstripping as per elevation with quality satin chrome hardware & deadbolt
- Poured concrete front porch
- Black mailbox
- Black civic address numerals

Heating

- Fully ducted Heat Recovery Ventilator [HRV]
- High efficiency two-stage forced-air gas furnace w/ ECM motor for reduced energy bills
- Oversized ducts for future air-conditioning
- High efficiency direct vent gas fireplace w/ 3 pce flush mantle & ceramic face (as per plans)
- High efficiency gas-fired tankless water heater (rental)
- All duct work cleaned prior to occupancy
- Programmable thermostat

Plumbing Features

- White plumbing features
- Water-saver toilets
- Single lever faucets in all vanities, showers & tubs
- Scald-guard temperature control valves on all showers
- Primary ensuite shower stall w/ ceramic tiled walls & acrylic base w/ glass door
- Laundry tub w/ chrome faucets (or brass, if in lower level)
- Rough-in for dishwasher under kitchen sink
- Rough-in for clothes washer & dryer
- Kitchen double undermount stainless steel sink w/ one handle faucet c/w pull-down spray
- Choice of bathroom vanity styles; countertop, tiling & flooring colours, all from builder's samples
- Chrome tissue holder & towel bar in all bathrooms
- Pedestal sink in powder room
- Two exterior hose-bibs (one in garage & one at the rear of the house)
- Shut-off valves for all sinks & basins
- Primary ensuite free standing tub

Electrical / Mechanical

- LED lighting throughout
- White Decora light switches throughout
- Illuminated light switches in all bathrooms
- Ceiling light in all bedrooms including primary bedroom
- Dining room ceiling light outlet capped
- Exterior vented fan in kitchen
- Rough-in for central vacuum dropped to lower level
- 100 amp service
- All copper wiring throughout
- Electrical outlet in garage
- Second electrical outlet for future garage door opener
- Weather-proof outlet at front & rear
- Interconnected smoke / carbon monoxide detectors on each floor & one in each bedroom
- Exterior light package including soffit lights (as per plan)
- High tech package: Category 6 data outlets used throughout plus conduit running from attic to lower level for future wiring

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Townhomes- Standard Specifications

Interior Finishes

- Smooth ceilings throughout (no stipple)
- Quartz countertops throughout
- Professionally designed custom-crafted cabinetry throughout includes quick release European hinges **w/ soft close hardware throughout**
- 40" high upper kitchen cabinetry
- Pot lighting in kitchen (as per plan)
- Vanities w/ quartz countertops & full width bevelled edge mirrors
- All cabinetry w/ choice of style & colours from builder's samples
- Microwave shelf in kitchens
- Upper laundry cabinets in main or upper floor laundry rooms
- Hardwood flooring in living room, dining room & study (if applicable)
- Ceramic tile flooring in front entrance, kitchen, all bathrooms & upper floor laundry rooms
- Ceramic tile kitchen backsplash
- Quality 40 oz carpet w/ upgraded underpad
- Interior trim painted white w/ one colour paint on walls chosen from six builder's samples
- Modern style oak railings w/ solid oak nosing, railing & spindles to be stained
- Choice of Colonial or Classique style interior doors
- Satin chrome hardware throughout
- Swing style doors on closets (except where noted)
- Premium trim package includes 4" baseboards & window sill stoop mouldingsEnergy Efficiency
- R-29 lower level exterior walls

Energy Efficiency

- R-29 lower level exterior walls
- R-27 exterior wall insulation
- R-60 attic insulation
- Exterior perimeter foundation wall insulated using TUFF-N-DRI w/ WARM-N-DRI board
- Caulking around all windows & doors where they contact exterior surfaces
- Well sealed vapour barriers
- Fully drywalled garage w/ one coat mud on tape

Warranty

- Homes are covered by TARION WARRANTY CORPORATION.
- Homes will be registered by the vendor with the fee to be paid by the purchaser as an adjustment on closing.
- Plans, specifications & materials are subject to availability, substitution & modification, without notice.
- Purchaser to have a choice of interior finishes (unless already ordered or installed)

ENERGY STAR

EVERY TAMARACK HOME is ENERGY STAR® CERTIFIED

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