

8606 Saskatchewan Drive

General Specifications

ICF Concrete Foundation

- 10' 4" basement (finished to 10' basement)
- Qual T Fab Steel Columns and Floors

Framing, Exterior, Roof, and Windows/Doors

- 12' Main floor ICF ceiling height
- 10' Second floor ICF wall ceiling in bedrooms: Master bedroom and Ensuite
- **Roof:** Rubber. Limited lifetime warranty (50 year)
- **Exterior:** Acrylic stucco with styrofoam insulation
- **Exterior Accent:** Aluminum Panels
- **Exterior Doors:** 8' Front Entry PlyGem Door, Fibreglass Wood Look with Sidelights
- **Windows:** PlyGem Triple Pane, Metal Clad (ext) Windows

Electrical, Security

- 200 amp service with complete circuit panel
- Copper wiring throughout
- 220 volt wall receptacle for Dryer and Wall Oven
- Six exterior weatherproof plugs
- GFI plugs in all bathrooms
- Direct wired smoke detectors located as per code and/or plan
- Exterior LED lights for Accent Upper and Lower Floors
- Christmas light plug and switch (located in Front Closet)
- Decora-type switch plate in white
- LED Under counter lighting in kitchen
- Plug in Kitchen Island
- Wiring for telephone outlets and cad 6 internet in all rooms
- Built-in Vac included
- 3 built-in vac sweeps included
- 6 TV security door phone
- Total media/security/speaker/home theatre
- Total LED lighting throughout house

Plumbing, Heating, Mechanical, and Fireplace

- 2 Steam Boilers for Main and Basement floors
- 2 L40 Humidifiers
- 4 Thermostats with Fan Switch
- 60 US gal, direct vent high efficient hot water tank
- In-floor heating in interior house and two garages
- High velocity A/C in house (8 tons)
- New in-ground sewer lines to connect from home to connect to existing city sewer services
- Three exterior hose bibs
- Laundry drain
- Fridge waterline
- Bader Pro 333 Garburator
- SOAK Faucets in polished chrome
- Stainless steel kitchen sink

- 16 Gauge stainless steel sink in basement bar with SOAK Faucet
- Kohler Bellera Pull out spray kitchen faucet
- All baths: White SOAK toilet with smart-close white toilet seat
- All baths: SOAK square under mount white sink basin
- Ensuite 72 x 48" White acrylic tub with SOAK taps
- Ensuite SOAK fixed shower head and 3' x 2' shower head
- Slidebar with shower head
- Upper bathtubs, jetted SOAK bathtub
- Laundry room single stainless steel sink
- Linear Gas Fireplace in living room, master bedroom (double sided), ensuite, basement (double sided)
- Fireplace in hot tub area
- 5 soak steam showers in all bathrooms other than master ensuite
- Shutoffs on All Plumbing Fixtures BBQ Gas-line
- Built-in Sabor barbeque with side burner

Insulation, Drywall, and Paint

- Insulated Ceiling Foam 1/2" ceiling density drywall
- Exterior walls c/w R30 and 1/2" Standard Drywall
- Ensuite Tub and Shower surrounds 1/2" Dens-shield drywall
- All Corners square corner bead
- Kitchen Ceiling (and all areas open to kitchen ceiling) finished Flat Painted (Category 5)
- Painting completed with top quality products
- Trim, semi-gloss on doors, frames, baseboard, and finishing built in's
- Doors and closet shelving, 1 colour, semi-gloss
- 2 colour wall paint throughout
- 1 colour ceiling paint throughout
- Flat painted ceiling through main floor
- 1 colour ceiling in all other areas

Cabinet and Countertop

- Cabinetry by SOAK and bath
- Painted hardwood cabinetry in Kitchen, and Ensuite lacquer doors
- Lacquer Cabinetry on Island and Main Floor Bathroom, Basement Bar, and Basement Vanity
- Painted MDF cabinetry in 2 Upstairs Bathrooms and Laundry Room
- All Cabinetry features Blum, full extension drawers with soft close sliders (on doors and drawers), White Melamine interiors
- Upgraded Category 5 hardware
- Kitchen features back lit backsplash throughout
- Custom cabinetry hood fan with hood fan insert
- Kitchen features large pot drawers and ample standard drawers
- Custom cabinet drawer for garbage/recycle centre
- Master Bedroom Ensuite Bath features double sink cabinets plus 3 drawer cabinet
- Upper main baths include 1, 3 Drawer Storage, and 1 Sink base cabinet
- Marble and Granite countertops
- Laundry Room includes a Sink and Granite countertops
- **Countertops:** 1 1/4" thickness, Standard edge, throughout entire home. Installed with undermount sinks. Basement Bathroom and Bar

Interior Finishing and Floor Coverings

- Baseboard to be ABI, B233, 6" Painted MDF Base with matching casing
- 8 Ft. main floor interior and exterior doors

- 8 Ft. Masonite Safe and Sound Painted, interior doors on all bedrooms and bathrooms
- Trim and painted Wood Doors throughout in Semi Gloss Paint
- Closet interior passage doors
- All Bedroom closets: custom lacquer cabinets
- Weiser hinges, knobs, and deadbolts in colour chosen by buyer
- Bathroom Hardware, Taymor Kingston, Polished Chrome
- 24" x 48" Porcelain tile on main floor
- Ensuite has heated marble floor
- 2 upper bathrooms have SOAK shower floor bases with custom tiled walls
- Basement bathroom have SOAK shower enclosure (base and walls) tile to ceiling
- **Carpet:** Turino by Shaw. Installed in upstairs bedrooms and WIC's and stairs to basement and throughout basement
- Ensuite Bathroom shower Door and partial walls are 10mm glass
- Bathrooms include standard cut mirrors above all sinks
- Mirror installed in workout room

Appliances

- Miele Built In Double Wall Oven
- 48" Range Cooktop
- 2 Miele Dishwashers
- Built-in Miele coffee maker
- Miele Microwave with Trim Kit for Built In Look
- Hood Fan Insert
- Miele Fridge and All Freezer in Stainless with Trim Kit (delivery and installation included)
- Samsung Huge Capacity Front Load Washer Dryer Steam Set, Silver Color
- 2 Miele Convection ovens and Gas Range
- 4 Bar fridges throughout

Basement

- Basement is finished to similar specifications as second floor
- Approx 10' ceiling height less bulkheads
- Carpet installed on stairs, tile behind bar and bathroom, rubber in workout, carpet on balance
- Glass Door to workout room
- Closet rods and or shelving in closets
- 8' bar with bar sink
- Bar has granite counter top, dishwasher and bar fridge

Extras

- Garage, Deck, Railing, Grading and Landscaping
- Attached 8 car garage with car elevator and underground parking
- Stamped concrete driveway
- Garage floor standard concrete with saw cuts to minimize cracking due to expansion
- Overhead glass garage door and standard 2'8" fiberglass man door
- Garage insulated, drywalled and painted, wired to code and tile floors
- Garage overhead door opener (3) and 1 keyless entry on garage
- Rear deck and rear steps finished in tile
- Grey, maintenance free aluminum rail for all areas requiring railing
- Stamped concrete driveway from front street to front steps
- Electric blinds main floor south wall, Master bedroom and second bedroom
- Six stop commercial 6 passenger elevator
- Exterior linear built-in fireplace