



**LAKESIDE LANDING SEMI DETACHED AND 38'
QUALITY HOME FEATURES**

Kitchen Features:

- Granite counter tops with undermount sinks as per builder standard selection
- Quality cabinetry, with extended upper cabinets with crown moulding as per builder standard selection as per plan
- Unique layouts with pantries & breakfast bars, as per plans

Electrical:

- Quality ceiling fixtures in all bedrooms, hallways, kitchen, dinette, bathrooms and laundry as per plan
- Two exterior outlets, one in garage and one at rear of house located as per plan
- A convenient garage door opener receptacle
- 2 Pre-wired cable TV outlets and Rough-in CAT 5
- Designer selected exterior coach style lamp(s)

Paint:

- Smooth ceilings on main floor level and all bathrooms (does not include open to above areas) as per plan.
- Walls to be painted in a warm grey colour
- Interior trim and doors to be painted in a contrasting white semi-gloss paint.

Bathrooms Features:

- Quality Ceramic 8 x 10 wall tiles in tub enclosures and separate shower stalls as per builder standard selection as per plan
- Quality cabinetry as per builder standard selection complete with laminate countertops.
- Single lever Moen washer-less faucet with pop up drains in all bathrooms

Interior Trim Work:

- Smooth panel interior doors with lever satin nickel finish hardware. Deadbolt locks for all exterior doors.
- Trim to include 4" updated flat stock baseboards, and 2 3/4" casing as per builder standard selection.
- Natural finished oak stairs from first to second floor with oak railing and upgraded 1 1/4" pickets on oak nosing in a natural oak finish including stair landings.

Heating:

- A Heat Recovery Ventilator will be installed in every home which helps to ensure healthy indoor air quality.
- Standard gas fireplace as per plan.

Laundry Features:

- Conveniently located laundry areas as per plan

Flooring:

- Quality 13 x 13 imported ceramic floor tiles as per builder standard selection.
- Quality 3" natural oak floors through-out Main floor and upper hallways (except where tile is laid) as per plan and builder standard selection .
- Quality Carpeting on under pad in all bedrooms and loft areas as per plan and builder standard selection

Quality Structural and Environmental Features:

- Basements will have a rough-in 3-piece bathroom.
- All sinks and water closets have water shut off valves for serviceability and convenience.
- Double glazed oversized sliding doors and/or garden door as indicated on plan
- Access from garage to interior as indicated on brochure (grade permitting)
- Insulated metal front entry door(s) includes glass insert or sidelight with elegant grip set and dead bolt lock (per plan)
- Garages are fully drywalled and taped.
- Ceiling height on the main floor are 10 feet, 9' on second floor as per plan
- Expansive open concept and traditional interiors with updated open two storey design features on all applicable models.

Exterior:

- Covered porches and glass balconies with decorative columns enhanced with stone on selected elevations as per plan
- Two (2) exterior hose bibs; one in garage and one at rear area of house (location as per plan)
- Exterior wood decks with glass railings as per plan

OUR GUARANTEED COMMITMENT TO QUALITY+

The Royalcliff Homes Excellence Program starts with innovative designs and quality construction with a superior level of craftsmanship, which is complimented by our friendly and reliable Customer Service Program. Royalcliff is pleased to provide a comprehensive décor service program to assist Purchasers in the selection of interior finishes. Royalcliff Homes has earned an excellent rating for after sales service and has received the coveted "Seal of Excellence Award" by TARION.

