



EXCEPTIONAL STANDARD FEATURES

Even more Exceptional Standard Features for Phase 2

NET ZERO READY Home Features - Zero versus Obsolete

Watercolour homes are designed to meet Net Zero Ready standards. These standards are expected to be mandatory in the National Building Code in 2035. It is simply the right thing to do now, for your comfort, and to protect your investment. Net Zero Ready also offers the homeowner the option to offset annual energy consumption with the installation of renewable energy systems such as solar panels and home battery. Federal grants and interest free loans (CMHC) are now available for homeowners who wish to add renewable energy systems.

The following list details features that contribute to achieving Net Zero Ready status and improve the home's comfort and efficiency.

- To ensure optimum interior comfort, the building envelope consists of: R60 blown cellulose attic insulation, R34 lower-level wall insulation (2" R12 spray foam on concrete walls with R22 mineral fibre insulation in wall cavities), R29 above grade wall insulation (R22 fiberglass insulation with R7 closed cell foam thermal break), 2" R12 spray foam thermal barrier under the basement slab
- Foundations are wrapped in a high-performance drainage membrane that provides enhanced water drainage benefits, resulting in dry and comfortable lower-level living spaces.
- Premium triple pane windows add to the comfort of the home, regardless of the season. Compared to double pane, the windows have a higher insulation value, improve humidity control, and reduce temperature variations in individual rooms. At Watercolour, they are installed throughout the home except in cases where triple pane is not available (glass inserts in exterior door assemblies, or basement sliding window).
- High-efficiency, Air Source Heat Pump (ASHP) for efficient and comfortable forced-air heating and cooling
- Energy Recovery Ventilator (ERV) for superior quality fresh air, ventilation and improved humidity control
- High-efficiency, hybrid, heat pump & electric hot water heater (Fully owned, no rentals)

Combined, these features result in high-performance homes with greater energy efficiency.

EXTERIOR FEATURES

- Traditional cottage-style designer selected exterior colour sets creating a harmonious streetscape
- Architectural craftsman-style front verandas, porches, dormers and entries
- Full municipal services, including water and sewer
- Fully sodded lot with front interlock walkway, landscaped garden steps to spacious front veranda, armour stone front garden bed (excludes plantings) and paved driveway
- Beautiful, durable James Hardie Board™ siding, the recognized siding leader in North America
- Premium direct shaft drive garage door with remote for quieter, convenient operation. This premium opener also frees up storage space above your garage door.
- Architectural shingles with manufacturer's limited lifetime warranty
- Low profile ridge vents with no unsightly roof ventilation marring the cottage-style beauty
- Low maintenance aluminum soffits, fascia and eavestroughs
- Decorative veranda, porch columns, railings (where required, as per plan) and stairs (as per plan)
- Generously sized, attached single or double car garages (as per plan)
- Premium insulated garage doors with rust resistant hardware
- Insulated fiberglass front and rear entry door(s) with glass sidelights and transoms (as per plan)
- 2 exterior non-freeze hose-bibs

INTERIOR FEATURES

- Dettson's Smart Duct System® providing a more comfortable home with minimal duct leakage, more even heating and cooling distribution and more useable floor space
- Premium 36" electric fireplace with craftsman-style trimmed mantel
- Smooth-finished 9' ceilings (as per plan) on main floor, 8' ceilings on upper levels and 8'6" ceilings on finished lower levels (where applicable)

* All ceiling heights presented exclude any bulkheads required during construction of the home.

- For more comfortable lower level living, extra insulation has been included under the concrete slab, for warmth and energy efficiency. The resulting ceiling height dimensions are approximately 2.5" lower than a code-standard, uninsulated basement height. The nominal unfinished heights of our lower level living areas are approximately 8'6" for 9' foundation wall, as seen in our model home(s)
- Square craftsman style baseboards and trim
- 3 hinge – 2 panel smooth finish hollow core interior doors with craftsman style lever hardware
- Finished basement stair vestibule (only if finished basement is not selected)

KITCHEN FEATURES

- Quality kitchen cabinetry with 42" upper cabinets and soft closing drawers and doors, offered in a variety of finishes, styles and colours
- Bank of pot and pan drawers
- Spacious pantry included in select floor plans
- Quartz solid surface countertop, with options to be selected from builder's samples
- Stainless steel, under cabinet hood fan
- Stainless steel sink with single lever pull-out faucet
- Fridge water line included in all models
- Dishwasher space provided with electrical and plumbing rough-in
- Two USB in-wall charger outlets, perfect for charging smartphones, tablets, e-readers and more
- 2 pendant lights over island (as per plan)

FLOOR FINISHES

- Choice of 3 1/4" premium hardwood throughout main floor living spaces from builder's samples
- Same premium hardwood on stairs to basement and second floor (if applicable)
- Ceramic tile flooring in front foyer, bathrooms and mudroom/laundry room from builder's samples
- Choice of carpet from builder's samples in finished lower level (as per plan) and upper hall, bedrooms & closets from builder's samples

LUXURY BATHROOM FINISHES

- Quality vanity cabinetry with soft closing drawers and doors, solid surface quartz countertops and undermount sinks in all bathrooms
- Ceramic tile enclosed shower with acrylic base and custom framed glass in primary ensuite (as per plan)
- Mirrors over vanities with lights (as per plan)
- Single-lever faucets in all bathrooms

ELECTRICAL FEATURES

- 200-amp electrical service, with heavy-duty wiring and receptacles for future clothes dryer, range and electric vehicle charging station.
- Hard-wired smoke and carbon monoxide detectors with strobe as per code
- Designer curated interior LED light fixture packages available
- LED pot lights in kitchen and living room
- Interior white Decora switches and receptacles
- 2 exterior weatherproof electrical outlets

LAUNDRY / MUDROOM FEATURES

- Mechanical and electrical provisions for future dryer
- Drain and water connections for future washer
- Laundry tub as indicated on select plans

ROUGH-INS FOR FUTURE

- 4 communication outlets of choice (telephone, cable or data)
- Central vacuum system rough-in
- 3-piece bathroom on lower level rough-in (as per plan)
- Electric vehicle charging station rough-in

INTERNET

- Westport Telephone Company (WTC) delivers fibre optic servicing with reliable and fast gigabit internet, making it possible for unlimited amounts of uploading, downloading and streaming

TARION NEW HOME WARRANTY PROGRAM

All homes will be enrolled in and protected by Tarion, which includes:

- 7 years on major structural defects
- 2 years on plumbing, electrical and heating systems
- 2 years on building envelope
- 1 year on defects and workmanship

**Tarion Warranty details subject to change. See www.tarion.com for most up-to-date information.*