

# 182 FAWN CT. STANDARD SPECIFICATIONS

## GENERAL CONSTRUCTION

- B.C Building code construction
- B.C Energy Step Code level 3
- Residential flat roof
- Fiber cement siding, corrugated metal and/or stucco
- 3 1/2" smartboard trim
- Torch-on Roof
- Fire rated eaves (as required)
- 2' roof overhang
- 15/32" roof sheathing
- 2x6 exterior walls @ 24" o.c.
- 2x4 interior walls
- 9' ceilings throughout
- Painted drywall throughout
- 3/4 T&G plywood decking throughout
- R-24 wall insulation
- R-40 ceiling insulation
- Engineered floor joists
- Sliding door to patio
- 36" exterior man doors
- Recessed lighting at front entrance
- Illuminated door chime
- Vinyl triple glazed windows
- Exterior GFI electrical outlet at front patio
- 1x Exterior frost-free hose bib (by mech. room)
- Exterior accent lighting on front elevation

## TASTEFUL INTERIORS

- Vinyl click plank flooring
- MDF trim package
- White switches and receptacles
- Whitman-lynden interior passage doors
- LED 4" pot lights in kitchen

## BRIGHT, BEAUTIFUL KITCHENS

- Solid surface countertops
- Moen faucets
- Double stainless-steel kitchen sink
- Shaker style doors with soft close drawers
- Island with overhang for seating
- Shut-off valves under kitchen sink
- Stainless Maytag dishwasher
- Stainless Maytag refrigerator w/ bottom freezer
- Stainless self clean smooth top electric range
- Plumbed for ice maker
- Over the range stainless hood fan
- Stainless microwave in island

## SPACIOUS BATHS

- Solid surface countertops
- Moen faucets
- 30" x 38" centered mirrors
- Vanity lights above sinks (main bathroom & ensuite)
- Moen sinks
- Pot light over tub/shower in main bathroom & ensuite
- 40 gal. John Wood electric hot water tank
- One piece fiberglass tub and shower units in main bath
- 3'6" shower and 5' soaker tub in ensuite
- Power bath fan(s) & GFI receptacle
- Shut-off valves under bath sink(s)

## UTILITY SERVICES

- 200 amp electrical panel
- Whirlpool stacked washer & dryer
- Smoke / carbon monoxide detector(s)
- Communication outlets: LR & MBR