

PROMENADE QUATRE SAISONS

SPECIFICATIONS AND FEATURES Semi-detached

GENERAL FEATURES

Spacious, modern, open-living concept semi-detached bungalows right in the heart of Embrun. Our three models: Le Saule, Le Merisier and le Charme are conveniently located within walking distance to many essential shops and services.

These units were designed with your best interest in mind;

- *Waterfront, open living concept bungalows with full unfinished basement;*
- *Approximately 1123 to 1242 square feet per unit;*
- *2 bedrooms with an abundance of closet space;*
- *8', flat finish ceiling;*
- *Single car garage with Insulated garage door (R12 value);*
- *Convenient entrance from garage to hallway;*
- *Access to on-site amenities such as tennis court and exterior game area, park, interior gym, recreational room and more....*

INTERIOR FEATURES

General

- *Modern, open concept with large living room and dining room;*
- *Hardwood flooring in bedrooms, hallways, dining room and living room;*
- *Ceramic tile (12x12 or 13x13) in entrance, kitchen, laundry area and bathroom(s);*
- *Flat finish drywall ceilings; 90 degrees corners;*
- *4 1/8" baseboard trim, 2 5/8" casing and colonial design doors (2 choices of doors available);*
- *Brushed nickel lever hardware for all interior doors (all painted white);*
- *Professionally painted, high quality eggshell finish paint for walls and semi-gloss finish for moldings (choice of 1 color at no extra cost);*
- *Stairs to the basement covered with Berber carpet;*
- *Half wall around the stairway;*
- *Lots of storage space. All closets come with double doors for convenient access to its content;*
- *Spacious walk-in closet in master bedroom with shelf & rod;*
- *6' patio door.*

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Kitchen

- Ceramic tile in kitchen (many types, colors and finishes to choose from);
- Deslaurier Custom "Designer style" hardwood kitchen doors (choice of 36 different stain colors in 2 species);
- Laminate countertops (with or without 4" backsplash), 30" high cabinets;
- Double stainless steel sink with Delta faucet;
- Soft closing drawers & doors.

Bathroom(s)

- Master bathroom includes a toilet, high gloss acrylic bathtub/shower with ceramic surround, porcelain sink and superior Delta faucets ;
- Main bathroom includes a toilet, vanity with porcelain sink and superior Delta faucet;
- Six litre low flush toilet;
- Hot water pressure valve in shower for extra comfort;
- Towel bar and toilet paper holder included;
- Vanity size mirror in bathroom(s);
- Vanity consist of hardwood doors;
- Vanity in master bathroom includes 3 drawers.

EXTERIOR & STRUCTURAL FEATURES

EXTERIOR

- Front facade is Stone with quality vinyl siding and vinyl cedar shakes in gable;
- Windows are adorned with raised panel shutters;
- 40 year warranty roof shingles with MAXIMUM flow vent;
- PVC Casement vinyl interior and exterior thermal windows with Low-E and Argon gas;
- Oversized Slider basement windows;
- Maintenance free aluminium soffit, fascia and column on front porch;
- Low maintenance railings;
- Exterior standard rear porch in pressure treated wood (size is 10'6" x5') ;
- 1 Exterior Frost-free hose bib and additional hose bib in the garage;
- Front door is equipped with nickel grip set handle with dead bolt; engraved home address; door chime included;
- Exterior light at front entrance and garage light fixtures; (pre-selected models).

Landscaping

- 20'x10' PAVED driveway (after 1 year occupancy);
- Front and side landscaped with hydro seed.

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STRUCTURAL

- Poured Foundation with Platon system Membrane (Air Gap Waterproofing membrane);
- Poured footings & cement walls, reinforced with rebar (as per Engineer specifications);
- Poured concrete garage floor ;
- Proper weeping tile around foundation;
- Exterior walls are 2"x6" firewalls (built as per the Ontario Building Code);
- All dividing interior walls are staggered 2"x4" fire rated with acoustic insulation to maximize comfort;
- Engineered design trusses and Engineered wood I-Joist floors;
- All wood lumber is grade A type;
- Sand finish on all exposed foundation walls.

MECHANICAL & ELECTRICAL

- Power vent natural gas hot water tank (rental);
- PEX polyethylene water plumbing system;
- White Decora style electrical outlets and receptacles to be provided (as per ESA requirements);
- All standard electrical fixtures are included;
- Three cable and telephone outlets provided; **(Special promotional offer for Bell Fibe package)**
- 100 amp electrical service;
- Electrical outlet for garage door opener;
- Smoke and carbon monoxide detectors on all levels.

Heat & Ventilation

- High efficiency, natural gas 60,000 BTU forced air furnace (95% efficiency);
- Heat Recovery Ventilator (HRV);
- Dryer, stove and bathroom fans are vented outside.

Insulation

- Exterior walls R-24 with a vapor barrier for extra comfort;
- Attic R-50 blown insulation with a vapor barrier;
- Steel insulated exterior doors and acoustical caulking;
- Double weather stripping on all exterior doors;
- 6 mil vapor barrier;
- "TYVEK" house wrap on exterior walls.

BASEMENT

- Plumbing rough-in;
- Insulated walls;
- Two oversized sliding windows.

WARRANTY - 7 years Tarion warranty

