

GREY HERON RISE

CONDOMINIUMS

Specifications

(Units 143/147 & 151/155)

Kitchen Features

- Thermofoil cabinets
- Quartz counter tops in decorative colors
- Double-basin under mount stainless steel sink
- Deluxe single lever brushed nickel for applicable units

Bathrooms

- Thermofoil cabinets
- Quartz counter tops in decorative colors
- White, low water consumption flush toilets w/lined tanks-comfort height toilets
- Undermount sinks.
- Brushed nickel bathroom hardware
- Centrally ventilated to exterior
- Ensuite- Tile floor, shower w/ glass door and tile walls, complete with shower niche, soaker tub with deck mounted or floor mounted faucet for applicable units.
- Main Bath- one piece shower w/ door or tub shower with surround tile for applicable units

Laundry Area

- Standard drain and taps for washer- location as per plan
- Exterior dryer vent and dryer outlet- location as per plan

Floors

- Engineered floor (Web-joint) system
- 23/32" tongue and groove sub floor; glued and screwed down

Floor Covering Features

- Carpet with 7lb foam under pad - location as per plan
- Luxury vinyl plank flooring with solid core - location as per plan

Interior Finishing

- Painted white trim including all baseboards and casings
- 2-panel Masonite passage doors
- Brushed nickel passage & privacy door levers.
- Privacy lock to master bedroom and all bathrooms.
- Interior walls painted with primer coat and two finish coats in standard builder color.
- Flat painted ceiling throughout all living areas
- 9 foot (approximately) main floor ceiling height
- Wire shelving in closets

Drywall & Insulation

- Demising walls are constructed of double stud wall with air space between, two layers of drywall sheathing each side and batt-type sound insulation (STC rating of 66)
- Exterior walls R20 insulation
- R50 loose fill attic insulation
- Caulking applied on top and bottom plates to minimize heat loss and air infiltration
- Electrical pans to minimize draft at electrical outlets through exterior walls
- Insulation stops at cantilevered trusses and minimum 12' heel height where required to accept R50 insulation

Exterior Features

- Cementitious board and lap siding and stone veneer accents
- Pre-finished aluminum fascia, soffits, eavestrough and downspouts
- 20-year manufacturer's warranty against peeling and flaking on pre-finished aluminum
- Triple-pane PVC windows with manufacturer's extended warranty on seal and hardware
- Insulated garage door with Wi-Fi door operator complete with 2 remote controls and wireless keyless entry

Electrical & Mechanical

- Decora light switches and plugs throughout
- Individual suite electrical metering
- Cable ready for Bell MTS & Shaw. Telephone, internet & cable TV outlets
- Pre-wired for future alarm system
- Hard wired smoke and carbon monoxide detectors
- 220-volt service for stove & dryer
- 60-gallon electric hot water tank
- Shut off valves for all interior taps
- Exterior hose bib at the side of each unit with backyard.
- Gas furnace
- Programmable Thermostat
- Central exhaust system with automatic controls
- Heat Recovery Ventilation System
- Heat Recovery Coil for drain water
- Power vacuum all ducts prior to possession
- Designer LED lighting package (as per plan)

Foundation

- Steel reinforced concrete foundation walls supported by steel reinforced concrete piles

Wood Framing

- Exterior walls 2" x 6" wood stud framing
- Special attention to seal top and bottom plate to minimize heat loss
- All demising walls between living areas double 2x4 stud walls, sound batt insulation and double layer of Type X 5/8" drywall both sides.
- Garage demising walls comprised of double 2x4 stud walls, sound batt insulation and single layer of Type X 5/8" drywall both sides. Garage to be LVL 1 finish, paper tapes set in compound.

Roof

- Engineered roof trusses, 24" o.c.
- Architectural Laminated Shingles with 40-year limited.

Services & Utilities

- Location of all underground electrical lines, surface transformers and other electrical equipment determined by Manitoba Hydro engineering department.
- Professionally designed land drainage and site services plan

Site Grading & Landscaping

- Yard, common green space areas to be rough graded as weather permits according to grades set by the Engineer
- Landscaping and common area development as per construction schedule and as weather permits

General Information

Concrete walls, basement floor slab, garage pad, patios and sidewalks are affected by unpredictable ground movement which is an inherent characteristic of local clay soil. The Builder therefore cannot warranty these items for cracks and shifting. Exterior building finishes and landscaping will be completed as weather and construction schedule permits. Due to ongoing research and analysis, plans, specifications, materials, and elevations are subject to change at the Builder's discretion. The builder also reserves the right to make substitutions in the event of shortages in supply of materials. Substitutions will be of equal or better quality and meet the requirements of the National Building Code.



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*The developer reserves the right to change plans, specifications, features, materials, and dimensions without notice in its sole discretion. All renderings, colour schemes, floor plans, maps and displays are artists' conceptions and for illustration purposes only. See sales representative for full details. E&OE.