

# Specifications



## Community

- Pet-friendly
- Fully landscaped front & backyards
- 1-2-5-10 New Home Warranty

## Kitchens

- Contempra melamine cabinets
- Quartz countertops in decorative colours
- Double-basin under mount stainless steel sink
- Deluxe single-lever pull-out faucet in matte black finish

## Bathrooms

- Contempra melamine vanity cabinets
- Laminate countertops in decorative colours
- White, low water consumption flush toilets w/lined tanks
- Matte black hardware throughout
- Centrally ventilated to exterior
- One-piece 5' tub in main bathroom
- One-piece 5' shower w/door in primary ensuite

## Interiors

- Interior walls painted with primer coat and two finish coats in standard builder colour
- Painted white trim including all baseboards and casings
- 2-panel Masonite passage doors
- Matte black passage & privacy door levers
- Privacy lock to master bedroom and all bathrooms
- Black bath hardware

## Interiors (Continued)

- Flat-latex painted ceiling throughout all living areas
- Main floor ceiling height approximately 9'-0"
- Wire shelving in closets
- Carpet with 7lb foam underpad — location as per plan
- Luxury vinyl plank flooring with solid core — location as per plan

## 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)

## 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
- In-suite smoke detector
- 2 garage remotes & wireless keyless entry

**For more information, please contact Anita Sharma Turner, RE/MAX Associates at (204) 989-9000 or [lynxgate@qualico.com](mailto:lynxgate@qualico.com).**