

Kitchen Features

- KitchenCraft Cabinetry
- Quartz counter tops in decorative colors
- Double basin under mount stainless steel sink
- Deluxe single-lever, black finish pulldown faucet
- Over-the-range microwave included with suites.

Bathrooms

- KitchenCraft Thermfoil vanity cabinets
- Laminate counter tops in decorative colors
- Comfort height toilets
- Drop in sinks
- Black finish sink faucet and matching tub/shower controls
- Centrally ventilated to exterior
- One-piece 5' tub in main bathroom
- One-piece 5' shower w/door ensuite

Laundry Area

- Standard drain and taps for washer
- Exterior dryer vent and dryer outlet

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 14" heel height where required to accept R50 insulation

Interior Finishes

- Painted white trim including all baseboards and casings
- 2-panel Masonite passage doors
- Black 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-latex painted ceiling throughout all living areas
- 9 foot (approximately) main floor ceiling height
- Wire shelving in closets

Floors

- Engineered floor (Web-joist) 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

Foundation

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

Roof

- Engineered roof trusses, 24" o.c.
- 7/16 oriented strand board (OSB) sheathing with H clips for stability
- Architectural Laminated Shingles with 40-year limited warranty

Exterior Features

- Fast plank vertical siding, Hardie White horizontal siding, Versetta Stone Manufactured Veneer Brick and stucco
- 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

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

Service & Home

- 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

Electrical & Mechanical

- Decora light switches and plugs throughout
- Individual suite electrical metering
- Cable ready for BellMTS & 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 fixtures
- Exterior hose bib at the back and front 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)

Wood Framing

- Exterior walls 2" x 6" wood stud framing
- 7/16" oriented strand board sheathing (OSB)
- 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 2x4 studs, single layer of drywall both sides.

National Home Warranty

- Every home at Flora West Condominiums is enrolled for the National Home Warranty Program coverage. The National Home Warranty Program is recognized by CMHC and major lending institutions and provides a 1-2-5-10 Year Warranty.