

Interiors & Finishes



Kitchen Features

- Custom designed KitchenCraft Contempra melamine cabinets with soft close hardware
- Quartz counter tops in decorative colours
- Double-basin under mount stainless steel sink
- Moen deluxe single-lever, black finish pulldown faucet

Bathrooms

- Contempra melamine vanity cabinets
- Quartz counter top in decorative colours
- White 6 liter flush toilets w/ lined tanks
- Undermount sinks
- Black bathroom hardware
- Centrally ventilated to exterior
- One-piece 5' tub in main bathroom
- One-piece 5' shower w/ door in ensuite

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 (I-joist) system
- Sub floor glued and screwed down

Floor Covering Features

- Carpet with 7lb foam underpad – 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
- Black passage & privacy door levers
- Privacy lock to master bedroom and all bathrooms
- Interior walls painted with primer coat and two finish coat in standard builder colour
- Flat-latex painted ceiling throughout all living areas
- 9 foot (approximately) main floor ceiling height
- Wire shelving in closets

Drywall & Insulation

- Exterior walls R20 insulation
- R50 loose fill attic insulation
- Caulking applied on top and bottom plates to minimize heat loss and air infiltration
- Insulation stops at cantilevered trusses and minimum 12' heel height where required to accept R50 insulation

Electrical & Mechanical

- Decora light switches and plugs throughout
- Cable ready for Bell MTS & Shaw. Telephone, internet & cable TV outlets, 1 in living room and 1 each bedroom
- 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
- 2 exterior hose bibs; rear of house and in garage
- 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 Lighting package (as per plan)
- Insulated Overhead Garage Door including opener with keypad and remote.

Exterior Features

- Composite trim material, brick veneer and stucco siding
- 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

Foundation

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



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Wood Framing

- Exterior walls 2" x 6" wood stud framing
- Special attention to seal top and bottom plate to minimize heat loss

Roof

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

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

National Home Warranty Program

- Every home at Oak & Ash Estates 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. Please reference streetside.ca for details.

Service + Home

- Developer representative available for support after occupancy
- Online homeowner portal with digital manuals for easy reference.
- Pet-friendly; no height or weight restrictions

*Choice of additional standard and upgrade finishes available.

