



K × PRESTON PARK

# Features & Finishes

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Kettlebeck

## Outstanding Exterior Features

- 1 Architecturally controlled exterior color schemes, finishes and style, ensuring a pleasing streetscape and general balance
- 2 Engineered roof trusses to meet OBC and roof layouts as per plans
- 3 Stone / Brick exterior frontages with the composition of clay brick as per elevations
- 4 Vinyl structural columns in the front porch, combined with raked front genuine clay brick masonry joints as per elevation
- 5 Vinyl casement windows throughout the main floors
- 6 All operating windows to have screens as per plans
- 7 Professionally finished basement available as an option
- 8 Quality painted metal insulated half glazed front entry doors, including grip set with dead bolt lock as per plan
- 9 One sliding door to backyard as per design
- 10 Wall mounted light fixtures at the entrance and back door
- 11 Pre-finished maintenance-free aluminum soffits, fascias, eaves trough, down spouts and ceiling of front covered porches
- 12 Poured concrete front porches and steps with wing walls
- 13 Water hose bibs at the front (garage) & rear of the house
- 14 Self-sealing asphalt shingle roof with 40 year warranty
- 15 Maintenance free railings and all aluminum
- 16 Quality pre-painted molded steel paneled sectional roll up garage doors equipped with heavy duty springs and rust-resistant door hardware
- 17 Paved driveways. Paving of the driveways to be done once weather permits, at the purchaser's expense of \$1,275, to be paid in full on closing.

## Exceptional Interior Features

- 18 9 feet high ceilings throughout the main floor
- 19 Master bedroom complete with ensuite and walk in closet, as per design
- 20 Quality textured swing doors on all closets
- 21 4" colonial style baseboards as standard throughout the hard surface finished areas along with 2-3/4" interior casings on all doors/windows
- 22 Oak railings in finished areas as per plan. Pickets painted white, where applicable or sealed.
- 23 Main floor stairs to be oak treads with stingers and risers painted white, white pickets
- 24 All interior doors to be hollow textured doors painted white
- 25 Interior walls & trims to be painted through-out with a builder's sample chart for walls. Ceilings to be California style spray finished throughout the house. Doors & trim are to be semi-gloss white.
- 26 All dry wall applied with screws, using minimum number of nails

## Quality Kitchens

- 27 Well-designed quality kitchens, with cabinetry in elegant door styles and colours from the builder's standard samples
- 28 Stainless steel sink with single lever faucet
- 29 Formica and Arborite counter tops in eye catching colours provided for well-designed kitchen cabinetry
- 30 Kitchen exhaust fan and hood vented to outside
- 31 Rough-in electrical and plumbing for future automatic dishwasher with open space in lower cabinetry
- 32 Heavy-duty electrical outlets for future stove and refrigerator
- 33 Electrical outlets at counter level for small appliances

## Floorings

- 34 Choice of imported 13 x 13 or 12 x 12 ceramic floor tiles in kitchen and all bathrooms, as per availability with builder and as per designs. Laminate floors available in kitchen only in place of tiles, free of cost.
- 35 Laminate floors on main floor in family, dining & living room and upstairs landing & all bedrooms including stairs to second floor

- 36 Quality imported ceramic tiles in kitchens, bathrooms and optional laundry rooms

## Bathroom & Laundry Features

- 37 Well-lit ensuite master bathrooms with bath tubs, as per design
- 38 Standard bathtubs in all main washrooms on the 2nd floor as per plan
- 39 Choice of quality cabinetry and counter tops from builder's standard samples
- 40 Standard bathroom fixtures in chrome
- 41 3 piece ceramic fixtures available in bath tubs and shower enclosures as a standard
- 42 Elegant pedestal sinks in powder rooms
- 43 Acrylic base and water proof ceiling lights in all bathrooms as per design
- 44 Mirrors in all bathrooms
- 45 Pressure balance, control valves on hot water tank to prevent scalding

## Electrical Features

- 46 100 amps electrical service with all copper wiring & circuit breaker panel. 200 amp panel available as upgrade.
- 47 White Decora switches and plugs throughout
- 48 Interior light fixtures throughout, including all bedrooms
- 49 Family room/Great room and Living rooms to have controlled wall outlets
- 50 One smoke detector on each floor. CO2/fire/smoke detectors as per new electrical code. Strobe light in bedrooms as per new code.
- 51 Two [2] electrical ceiling outlets [110 Volts] in each garage. One in ceiling for future garage door opener and the second on the wall for general use.
- 52 Telephone rough-in outlets in master bedroom and 1 additional location

- 53 Pre-wiring for cable / TV outlets in master bedroom and 1 additional location

## Quality Construction & Energy Saving Features

- 54 Structurally-sound 2" x 6" exterior wall construction, or to OBC specifications
- 55 2" x 8" engineered floor joists, or to OBC specifications
- 56 Steel beams or wood beams where no brick veneer load required
- 57 1/2" high quality exterior grade roof plywood sheathing
- 58 R40 roof insulation and R20 basement wall insulation, height as per OBC
- 59 Caulking and weather stripping on insulated metal front entry door
- 60 All windows are weather proofed with caulking and double locking mechanisms
- 61 Poured and reinforced concrete basement walls with damp proofing spray
- 62 Plastic membrane on top of damp spray all around the building
- 63 Drainage membrane and drain tiles connected to storm drains
- 64 High-efficiency gas furnace provided complete with electronic ignition, power vented to exterior and ducting sized / installed for future air conditioning
- 65 High-efficiency gas fired hot water heater on a rental basis power vented to exterior
- 66 Thermostat centrally located on main floor
- 67 Steel beam and post construction as per designs
- 68 ABS plumbing throughout
- 69 Sump pumps in basement as per design and requirement