



THE VINTAGE

A RETIRE WEST COMMUNITY

SPECIAL FEATURES AND SPECIFICATIONS



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ENTRY FOYER

- Luxury vinyl plank flooring
- Masonite Winslow entry door, textured and painted, with satin nickel hardware
- Coat closet with white melamine shelves

LIVING & DINING

- Luxury vinyl plank flooring
- Chandelier with brushed nickel and white lens finish

DEN/MEDIA

- Luxury vinyl plank flooring
- 12" dome lighting in satin nickel with half opal glass

KITCHEN

- Luxury vinyl plank flooring
- Standard Corian countertops with C18 Edge
- Tile backsplash, 3"x12" gloss tile in white
- Shaker 300 vinyl millwork in white
- Brushed nickel door and drawer handles
- Soft close drawers and doors
- Ornamental PVC Crown molding on upper cabinet
- Tall pantry, bank of drawers, and 33" fridge cabinet, with fixed shelves in corner (see plan)
- Kitchen Island that houses one bank of drawers, one cabinet, and one electrical outlet (see plan)
- Double undermounted sink in stainless steel finish
- Pulldown faucet in chrome
- 21 Cu.Ft. top freezer fridge with stainless steel finish

- 30" Ceran top self-cleaning range with stainless steel finish
- 30" over the range microwave with stainless steel finish
- 24" plastic tub dishwasher with stainless steel finish
- 16" dome lighting in satin nickel with half opal glass
- Over the sink lighting with brushed nickel finish
- 12" dome lighting in satin nickel with half opal glass for walk in pantry

MAIN BEDROOM

- Luxury vinyl plank flooring
- White melamine shelving for walk in closet
- 12" dome lighting in satin nickel with half opal glass in walk in closet
- Orinoco 16" dome lighting in satin nickel with half opal glass in master bedroom

MAIN ENSUITE

- Tile flooring
- Standard Corian countertops with C18 Edge
- Undermounted oval vanity sink in white
- Tile backsplash, 3"x12" gloss tile in white - Schluter included in brushed nickel
- Shaker 300 Vinyl Millwork in White
- Brushed nickel door and drawer handles
- Soft close drawers and doors
- Towel bar, towel ring, tissue holder, and robe hook with chrome finish
- Mirror
- 60" x 36" x 78" fiberglass shower with gelcoat in white
- Pivot shower door with silver finish
- Shower faucet with chrome finish
- Diverting bathtub filler with chrome finish
- Shower arm with chrome finish

- 6" rain shower showerhead with eco-performance with chrome finish
- One lever vanity faucet with chrome finish
- Elongated toilet in white at normal height
- Standard three light vanity lighting with white lenses and brushed nickel finish
- Fan, exhausted to exterior

BEDROOM 2

- Luxury vinyl plank flooring
- White melamine shelving
- 16" dome lighting in satin nickel with half opal glass

BATHROOM

- Tile flooring
- Standard Corian countertops with C18 Edge
- Undermounted oval vanity sink in white
- Tile backsplash 3"x12" gloss tile in white - Schluter included in brushed nickel
- Shaker 300 vinyl millwork in white
- Brushed nickel door and drawer handles
- Soft close drawers and doors
- Towel bar, towel ring, tissue holder, and robe hook with chrome finish
- Mirror
- 60" x 32" x 78" fiberglass tub / shower combination with gelcoat in white
- Shower door with silver finish
- Shower faucet with chrome finish
- Diverting bathtub filler with chrome finish
- Shower arm with chrome finish
- 6" rain shower showerhead with eco-performance with chrome finish
- One Lever vanity faucet with chrome finish



THE VINTAGE

SPECIAL FEATURES AND SPECIFICATIONS *Continued*

- Elongated toilet in white at normal height
- Standard three light vanity lighting with white lenses and brushed nickel finish
- Multi speed fan, exhausted to exterior

UTILITY/LAUNDRY

- Tile flooring
- Labeled irrigation shut off valve
- 16" dome lighting in satin nickel with half opal glass
- Front load washer with white finish
- Whirlpool front load dryer with white finish
- Downflow natural gas furnace
- Tankless water heater

OPTIONAL EXTRAS & UPGRADES

- Entry door with 1/4, 1/2, 3/4 lite textured and painted, with satin nickel hardware
- Motorized roller shades
- Age in place additional backing & grab bars
- Shaker maple doors and the option of cabinets being colored in Nizza Oak, Estrel Oak and Kodiak Synchron
- Corian countertops – Group D patterns, or quartz countertops
- 36" fridge cabinet, and additional cabinetry
- Raised countertop on the island and increased island size
- Tiles: Ask your sales representative for available options
- Increased vanity height to 36"
- Laundry room upgrade with Corian or Quartz countertop, Shaker 300 vinyl cabinet doors in White, Nizza Oak, Estrel Oak, or Kodiak Synchron, backsplash tiles: Ask your sales representative for available options

- Bypass shower door with silver finish for the bath tub/ shower combo
- Faucets with a matte black finish
- Luxart rectangular undermounted sink for vanity
- Luxart single undermounted stainless steel sink for kitchen
- Hytec bath tub or shower base, with tiled walls
- Shodor Pivot shower door in matte black or brushed nickel finish
- Aprilaire humidifier
- Google Nest thermostat,
- BBQ gas line
- Rough in can to garage or receptacle & backing for cordless vacuum
- Hot tub package (R/I)
- Google Nest Protect Smoke & Carbon Monoxide Alarm
- Google Nest Hello Video Doorbell Camera
- Electric vehicle plug in (rough-in)
- Under cabinet strip lighting
- Additional Elite 4" LED recessed pot lights
- Ceiling fan / light Canarm Preston upgrade
- Whirlpool 22 Cu.Ft. bottom freezer fridge with stainless steel finish
- Whirlpool 30" Ceran top range, convection oven, with stainless steel finish
- Whirlpool 24" Plastic tub dishwasher with stainless steel finish
- Napoleon electric (allure) or gas (ascent) fireplace.
- Extended steps
- Covered patio
- Addition of pergolas
- Crown mouldings
- Engineered hardwood and tile

CONSTRUCTION QUALITY

- 2 x 6 construction
- Painted solid core entry door
- Decorative column accents
- Sealed concrete aggregate steps at front entranceway
- Pressure treated wood, 13" wide steps at rear patio and garage
- Hardie Plank Cedar mill siding with 7" exposure
- Manitowoc Grey Tumbled exterior natural rock stonework
- Straight column painted to match exterior trim
- Canarm Tay outdoor wall lighting with black finish
- Steel reinforced ICF concrete foundations
- High quality designed vinyl windows with insect screens
- R-24 wall insulation (as applicable from plans)
- R-52 ceiling insulation (as applicable from plans)
- Cambridge architectural shingles in dual black
- 200 Amp electrical panel

WARRANTY

The Builder is licensed and warrants the performance of each new home.

The HPO warranty provides:

1. One year materials and labor
2. Two year mechanical systems
3. Five year building envelope
4. Ten year structural defects
5. New home orientation and maintenance instructions
6. Warranty is guaranteed by an independent insurer approved by the BC Government