

Property Features

103 & 111 Gordon Crescent



EXTERIOR:

- All services including underground hydro/water/sewer and natural gas
- Poured concrete foundation walls with waterproofing, drainage board and weeping tiles
- Soffit, fascia and eavestrough
- Insulated overhead garage doors
- Insulated LowE2 glass in all windows.
- Maibec siding (one will likely be light grey, the other will be white)
- Insulated steel entry doors
- Final grading complete
- Sod in front, side, and rear yard
- Gravel driveway
- Electrical outlet with ground fault protection x 2
- 2 Exterior frost-free wall hydrants
- Dryer Vent
- Engineered roof truss package, 16" finished overhang
- 25-year asphalt shingles-self sealing.

INTERIOR:

- Standard Five appliance package> Fridge/Stove/Washer/Dryer/ Micro/DW
- Silent Floor TGI Engineered floor joists
- 2" x 6" exterior wall studs at 16' centres
- Tongue and groove sub floor glued and screwed
- R-22 insulation in exterior above grade walls
- R-60 insulation in ceilings
- R-22 insulation in above grade exterior basement walls R-20 Blanket insulation exterior walls below grade
- 1/2" drywall throughout living areas, mould resistant board tubs and showers
- 1/2" drywall in garage finish taped and gas proofed
- 10' garage ceilings (approx.)
- All copper wiring with 200-amp breaker panel with Copper wiring
- Upgraded light fixtures
- Moen Faucets throughout
- Upgraded Tile in foyer, washrooms, and mud room from standard samples
- Choice of standard engineered hardwood or luxury vinyl plank standard samples
- Lennox Forced air 2 stage gas heating system–high efficiency 96% with ECM Motor
- Rental 50 Gallon Gas Water Heater

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INTERIOR (Continued):

- Drain Water Heat Recovery system
- Back water safety valve installed on main drain
- Heat Recovery Ventilation system whole home
- Electric receptacles for stove and dryer
- White Kitchen cabinets-shaker style c/w soft close hinges and hardware
- Quartz Kitchen countertops standard selection
- Kitchen and bathroom white plumbing fixtures, chrome faucets
- Elongated Toilets throughout main floor
- Ensuite bath 3-piece with walk-in Glass shower
- Double stainless steel undermount sink in the kitchen
- 9' ceilings on the main floor
- Vaulted and Coffered ceilings
- White painted MDF 3.5" casing trim throughout and 7 1/4 base, profile from standard samples (any 2 colours)
- Primer plus 2 coats of paint on all the walls, ceiling, doors, and trim (ceilings flat)
- Taymor hardware throughout
- Smoke/CO and strobe detectors in all bedrooms and common area
- Sump pump piped to the outside
- Mirrors in the bathrooms
- Rough-in for gas fireplace> See note below
- Rough In for 3-piece washroom in basement
- Main Floor Laundry
- 2 outside Frost Free hose connections
- 2 Exterior GFI Receptacles
- TARION HOME WARRANTY to be placed on the house
- Pre-Delivery Inspection per Tarion
- Buyer(s) is purchasing the home as a principal residence HST rebate assigned to the Seller

OPTIONS NOT INCLUDED IN PURCHASE PRICE:

- Range hood in kitchen with microwave–Panasonic or Whirlpool supply and installed [COST] + HST
- Electric garage door opener-supply and install 750+HST
- Lennox Central Air Conditioning installed \$2999 +HST
- Rear deck [size and material] [COST] +HST
- Basement finishing [COST] +HST
- Gas Fireplace

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