



*the things you expect ... the things you dream about ...  
and yes they are included ...*

## **Interior**

- Ten foot ceilings on main floor
- Nine foot ceilings on upper floor
- Two-storey vaulted ceiling in great room with tall windows and feature fireplace
- Vaulted ceiling in master (most plans)
- Furniture style vanity with granite top & matching mirror in powder room
- Mayan hand-scraped 5 1/4" oak hardwood on main
- ✓○ Hardwood steps to upper floor
- ✓○ Park Ridge high quality moulding package includes casings around all doors and windows
- Powder coated black wrought iron spindles
- ✓○ Deluxe wood shelving in master bedroom and pantry
- Decorative Kingsman 42" Gas Fireplace with brick liner in great room - 2 styles to choose from:
  1. Heritage Timber / stone surround
  2. Painted wood / tile surround
- Retreat to your soul-southing spa-like ensuite which includes granite countertops, heated ceramic tile floor, a claw-foot tub, & a heavy frameless glass shower door and rain shower
- Moen chrome plumbing fixtures
- Kohler under-mount sinks and toilets

## **Gourmet Kitchen**

- Gourmet kitchen with a 36" KitchenAid commercial 6-burner slide-in stainless steel stove
- Stainless steel KitchenAid fridge & dishwasher, Panasonic microwave plus a Broan hoodrange
- Built-in espresso coffee machine
- Maple kitchen cabinets with a furniture look island
- Granite countertops in kitchen
- Garburator and soap dispenser

## **Exterior**

- "Classic Modern" architectural style
- Reinforced concrete foundations and walkways
- ✓○ Dimpled plastic wrap/membrane dampproofing
- ✓○ Rain-screen technology
- ✓○ 8' tall solid wood heritage style front door
- ✓○ Hardi-plank siding (fibre cement)
- ✓○ Red brick or stone feature accents
- ✓○ Exposed aggregate driveway and walkways
- Sidewalk to rear yard and generous patio
- Concrete stairway into basement
- 40 year duroid roof
- ✓○ BBQ gas line & connection box

## **The Little Things We Do...**

- ✓○ Garage interiors finished and insulated
- ✓○ Garage door opener with 2 remotes
- ✓○ Professionally landscaped and fenced yard
- Denz shield backing behind all shower tile work
- ✓○ M4 Central vacuum with kick-vac in kitchen
- Security system with key pad and motion detector
- RI surround sound wiring provided in great room
- Plywood used on all sub-floors, exterior and roof sheathing (no OSB)
- ✗○ PowerVent gas 50 US gallon hot water tank
- ✓○ Goodman multi-speed gas high efficiency furnace with a 10-year unit replacement limited warranty & lifetime heat exchanger limited warranty

## **Customer Quality Assurance**

- 10 year warranty with Travelers Guarantee
- Licensed Builder with Homeowner Protection Office
- Registered Housing Professional with CHBA
- Personal one on one time with Builder
- Park Ridge's detailed Home Owner Manual
- Extensive home orientation and walkthrough.
- Premium sub-trades and suppliers
- Excellent long term client satisfaction
- 21 year family business of building quality homes
- Georgie Award Winner