

YOU'LL LOVE WHAT'S  
**INCLUDED**  
 IN YOUR NEW MORRISON HOME



**ADVANTAGE SPECIFICATIONS - SYMONS GATE FRONT GARAGE**  
 THE STANDARD OF INSPIRED LIVING

Top brands. Smart features. Higher standards. With our Advantage Specifications, we put more into your home so that you can get more out of it, everyday. Add the possibility of promotional upgrade options, like our Gourmet Kitchen or Spa Package and we think you'll agree, we're just about the best friend a homebuyer could have.

*Kitchens cooked up with all the right ingredients:*

- › Whirlpool® stainless steel appliance package, including 21 cu. ft. fridge, self-clean smooth top range, energy star dishwasher and 170 CFM hoodfan and Panasonic® built-in microwave with trim kit
- › Gourmet level solid surface countertops with undermounted stainless steel sink and pull-out faucet
- › Walk-in pantry with glass French door, motion activated light and 4 rows of tight mesh shelving†
- › 5 LED pot lights and GFCI Decora® island plug
- › Deluxe quality kitchen cabinets with top moulding in your choice of oak, maple, paint grade or thermofoil with multitude of door styles and stains/colours to select from
- › Pantry style cabinet for built-in microwave with roll out drawers for pots n' pans
- › Full height kitchen backsplash with schluter edge trim

*Bathrooms with the finest details:*

- › Deluxe drop-in soaker tub‡
- › One-piece fiberglass shower unit with 6mil shower door (5mil side panels) and chrome D

- › handle‡
- › One-piece fiberglass tub/shower unit
- › Tile trim around tub/shower with schluter edge trim
- › Gourmet level solid surface vanity tops with undermounted basin sinks
- › Banjo solid surface counter top extension over toilets with full width mirrors over tile backsplash†
- › Coordinating medicine cabinets to match cabinetry
- › Pedestal sink with mirror above and pendant light in powder room
- › Taymor® Infinity chrome bath hardware with exposed backer boards‡

*Homes that are exceptionally liveable:*

- › 9' main floor ceiling†
- › Programmable thermostat
- › Soffit plug with Decora® switch at front entrance for Christmas lights
- › Energy efficient LED bulbs
- › White Decora® paddle type light switches and plugs throughout
- › Structured wiring for future media, data and telecommunications includes Cat6 and RG6 with terminated plates
- › Wireless access point (non terminated)

- › Top load high efficiency Whirlpool® washer/dryer

*Style, from top to bottom:*

- › One coat tinted base coat plus two coats paint in durable eggshell finish
- › Choice of two different paint colours
- › Complimentary consultation with Selection Studio consultant throughout the interior selections process

*Flooring to match your lifestyle:*

- › Level 1 plank flooring throughout main floor (excluding bedrooms where applicable)
- › Ceramic tile in laundry room, main bath and ensuite
- › High quality cut pile stain release carpet
- › Silver level underlay for all carpet areas

*The perfect finishing details:*

- › Knock down spantex, textured ceilings
- › Square drywall corners
- › Your choice of Heritage or Mission paint grade finishing package (including decorative door headers in common areas) and paint grade stubwall caps

† If applicable ‡ As per applicable model



- › Smooth interior doors with brushed chrome style hardware
- › Single and double swing doors on closets
- › Level 1 wrought iron railing with oak or paint grade wood components†
- › Energy efficient 36" gas fireplace (roughed in for future fan) with your choice of Block or Traditional mantle in oak or paint grade finish with tile facing beneath mantle
- › White wire shelving in closets with 4-rows of sweater shelves at the master walk-in closet

- › Heat recovery ventilator system
- › Rough-in plumbing for future 3-piece basement bathroom including water lines and HRV 'T' roughed-in
- › Back flow prevention valve
- › High-efficient electric hot water tanks
- › Central ventilation fan with programmable timer
- › R50 attic insulation and spray foam insulation around exterior doors, windows and penetrations for superior energy efficiency

- › 24" on center with R-20 batt insulation and vapor barrier
- › Pre-cast concrete front verandah/stairs
- › Pre-finished aluminum railing on pre-cast concrete steps (as required by code)
- › Exteriors specifically designed with aluminum soffits, fascia and eavestrough
- › Drywall, one coat of tape and insulated garage
- › Steel insulated garage over head door(s) with garage door opener 1/2 HP with two controls and wireless key pad
- › Driveway is poured full width of garage

### *A home with a view:*

- › PVC main and upper windows with full vinyl jamb extensions, Low E glazing and Argon gas
- › Large vinyl basement window(s) (egress compliant)

### *You're covered inside and out:*

- › Engineered floor system and engineered beams with 3/4" T & G floor sheathing, glued, nailed then screwed
- › Choice of insulated fiberglass exterior front door styles
- › Insulated exterior doors with Weiser style hardware in brushed chrome finish with single key deadbolt
- › Deck stringer included as per optional deck plan
- › Exterior walls 2 x 6 – 24" on centre, all interior walls are 2 x 4 – 24" on centre
- › 8'4" foundation walls
- › Basement walls are framed floor to ceiling at

### *Keeping you warm and cozy:*

- › High quality efficient direct vented furnace with electronic ignition
- › Power vacuum heating duct work and furnace prior to move-in
- › Drip-style humidifier

## QUALITY CRAFTSMANSHIP & HOMEBUYER CARE



*Our standards for customer satisfaction are in a class all their own.*



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