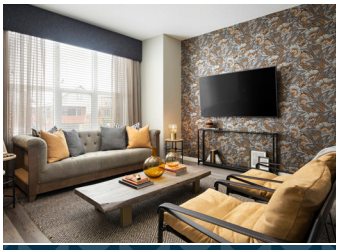
DISCOVERY

SPECIFICATION

Laned Homes



INSPIRING DESIGN

BETTER QUALITY

FLEXIBLE SMART HOME FEATURES

ENERGY EFFICIENCY

With higher standards, greater flexibility and our commitment to sustainable living, you'll absolutely love what's included in your new Morrison home.

KITCHEN

- Stainless steel appliance package, including 21 cu. ft. top mounted fridge, self-clean smooth top range, energy star dishwasher and microwave hood fan OTR combo
- Full height kitchen backsplash with schluter edge trim
- Pantry with motion activated light and 4 rows of tight mesh shelving ‡
- 5 LED pot lights and Decora® island plug
- Deluxe quality kitchen cabinets (36" uppers) with top moulding in your choice of paint grade or thermofoil
- Full height kitchen backsplash with schluter edge trim
- USB counter plug
- Gourmet level quartz countertops with undermounted stainless steel sink and pull-out faucet
- ***Ask about our Gourmet Kitchen Package***

BATHROOM

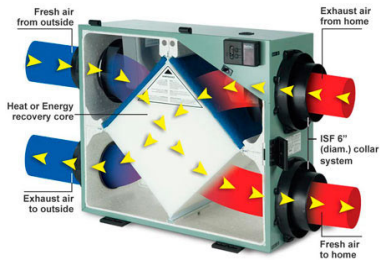
- Deluxe drop-in soaker tub‡
- One-piece fiberglass shower unit with 6mil shower door (5mil side panels) and chrome D handle‡
- One-piece fiberglass tub/shower unit
- Tile trim around showers and tubs with schluter edge trim
- Laminate vanity tops with top mounted basin sinks
- Pedestal sink with mirror above and pendant light in powder room
- Chrome bath hardware
- ***Ask about our Spa Package***

Due to ongoing changes and improvements to our specifications, variations may exist between our current written specifications and how the show home was built at the time of its completion. In the case of any discrepancy, the written "Schedule A" specifications will prevail. Please consult your Morrison Homes representative for details. Model home photographs in this document may show upgrades or non-standard items. **Revised March 2020**

† If applicable ‡ As per applicable model Connectivity Feature Sustainability Feature

MORRISON HOMES

THE HOMEBUYER'S BEST FRIEND™



SMART HOME

- All in one smart thermostat
- WiFi compatible 1080p front door bell video camera
- Smart lighting system. Includes 1 smart bridge, 5 wireless dimmer switches, and 1 remote w/ pedestal, or fixed

INTEGRITY

- Engineered floor system and engineered beams with 23/32" T & G floor sheathing, glued, nailed then screwed
- Choice of insulated fiberglass exterior front door styles
- Insulated exterior doors with hardware in choice of 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 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 designed with aluminum soffits, fascia and eavestrough

LIVEABILITY

- 9' main floor ceiling‡
- 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 washer/dryer

FLOORING

- Level 1 plank flooring on main floor
- High quality cut pile stain release carpet
- 7lb underlay for all carpet areas

WINDOWS

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

FINISHINGS

- One coat tinted base coat plus walls painted with two coats paint in durable eggshell finish
- Choice of two different paint colours
- Complimentary consultation with Selection Studio consultant throughout the interior selections process
- Sno-tex textured ceilings
- Square drywall corners
- Mission paint grade finishing package and paint grade stubwall caps
- Smooth interior doors with style hardware in choice of finish
- Smooth interior bi-fold closet doors with styled hardware in choice of finish
- White wire shelving in closets with 4 rows of sweater shelves at the master walk-in closet

VENTILATION

- High efficiency direct vent furnace with electronic ignition
- Power vacuum heating duct work and furnace prior to move-in
- Drip-style humidifier
- Heat recovery ventilator system
- Back flow prevention valve
- High-efficiency 80 gal. electric hot water tanks
- R50 attic insulation and spray foam insulation around exterior doors, windows and penetrations for superior energy efficiency