

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



Top brands. Smart features. Higher standards. With our Discovery 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 18 cu. ft. fridge, self-clean smooth top range, built-in tall tub water conserving dishwasher and OTR
- › Gourmet level, 3 cm granite counters including under mounting sink and single hole high efficiency faucet
- › Stainless steel sink with pull-out veggie spray high efficiency faucet
- › Pantry
- › 5 Pot lights†
- › Tight mesh shelving in pantry
- › Deluxe quality kitchen cabinets
- › Cabinet top molding
- › Full height kitchen backsplash with schluter edge trim

Bathrooms with the finest details:

- › Fiberglass one-piece tub/shower design
- › Tile trim around showers & tubs with schluter trim
- › Laminate vanity tops with china sinks
- › Pedestal sink with rectangular mirror and pendant light in powder room
- › Ground Fault Interrupter (GFI) in bathrooms
- › Taymor® Infinity bath hardware
- › Backing boards for towel bar and toilet paper holder

Homes that are exceptionally liveable:

- › 9' main floor ceiling†
- › Smoke detector installed on main floor, basement and in all bedrooms, combination smoke/carbon monoxide detector installed in upper floor hall
- › Programmable thermostat
- › Brighter, energy efficient LED bulbs
- › Structured wiring for future media, data and telecommunications includes Cat6 and RG6 with blank plates
- › European wire shelving in closets with tower of sweater shelves in master walk-in closet
- › 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

Flooring to match your lifestyle:

- › Luxury vinyl plank main floor flooring
- › High quality cut pile stain release carpet
- › Silver level underlay for all carpet areas

The perfect finishing details:

- › Sno-tex, textured ceilings
- › White Decora® (paddle type) light switches & counter plugs
- › Mission paint grade finishing package
- › Interior finishing in sprayed off white paint, baseboards, door casings and stub wall caps
- › Cambridge smooth interior doors with Laurel brushed chrome style hardware
- › Square drywall corners
- › Bi-fold closet doors†

A home with a view:

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

† If applicable ‡ As per applicable model



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
- > Back flow prevention valve
- > High-efficient direct vented hot water tanks with sealed combustion
- > Central ventilation fan with programmable timer
- > R50 attic insulation and spray foam insulation around exterior doors, windows and penetrations for superior energy efficiency
- > Heat Recovery Ventilator system

You're covered inside and out:

- > Choice of 4 insulated fiberglass exterior front door styles
- > Insulated exterior doors with Weiser® Laurel style hardware in brushed chrome finish with dead bolts
- > 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 studded floor to ceiling 24" on centre, R12 insulated and vapor barriered
- > Prestige concrete pre-cast step – exposed aggregate risers with broom finish treads
- > Pre-finished aluminum railing on pre-cast concrete steps (as required by code)
- > Exteriors specifically designed in aluminum soffits, fascia, eavestrough and shutters with vinyl siding†
- > Engineered floor system and engineered beams with ¾" T & G floor sheathing, glued, nailed then screwed
- > Spray foam insulation to all exterior windows and doors and all wall and ceiling penetrations R22 batt insulation to party wall joist level
- > Front yard sod
- > Party wall ⅝ Type X fire rated drywall with ½" drywall over R12 sound batt insulation



QUALITY CRAFTSMANSHIP &
HOMEBUYER CARE



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



THE HOMEBUYER'S BEST FRIEND™

EXPLORE OUR HOME PLANNING GALLERIES, INTERACTIVE FLOORPLANS AND MORE AT » MORRISONHOMES.CA

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 February 2018.