

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



Top brands. Smart features. Higher standards. With our Villa 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 25 cu. ft. fridge, self-clean smooth top range, chimney hood fan, built-in tall tub dishwasher and built-in Panasonic® microwave with trim kit
- › Waterline to fridge
- › Gourmet level, 3 cm granite or quartz counters including under mounting sink and single hole faucet
- › Stainless steel sink with pull-out veggie spray faucet
- › Walk-in pantry, featuring glass french door and motion activated light†
- › 5 pot lights and plug outlet on all islands
- › Tight mesh shelving in pantry
- › Deluxe quality kitchen cabinets with 40" uppers in your choice of maple or paint grade
- › Multitude of cabinet door styles and stains or colours (includes cabinet top molding and your choice of white or maple finish cabinet interiors)
- › Pantry style cabinet for built-in microwave with roll out drawers for pots'n'pans
- › Full height kitchen backsplash in a wide variety of colors and styles, with 3" accent insert and schluter edge trim

Bathrooms with the finest details:

- › Fiberglass shower base with full height tiled walls
- › 6 mm glass shower door with D-handle in chrome trim
- › Granite or quartz counters in ensuite and laundry room
- › Undermount sinks in ensuite
- › Banjo counter top extensions over toilets with full width mirrors over tile backsplash†
- › Coordinating medicine cabinets to match ensuite vanities
- › Pedestal sink with choice of rectangular or oval 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:

- › 10' main floor ceiling and 9' basement ceiling
- › Smoke detector installed in basement and in master bedroom, combination smoke/ carbon monoxide detector installed in main floor hall
- › Programmable thermostat

- › Brighter, energy efficient LED lighting
- › Christmas light soffit plug wired at front entrance
- › Structured wiring for future media, data and telecommunications includes Cat6 and RG6 with blank plates
- › Roughed in vacuum and garburator
- › European wire shelving in closets with Wood Solutions tower of sweater shelves in master walk-in closet
- › Top load washer/dryer
- › Plumbing with water conservation to meet town's requirement

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 design consultant throughout the interior selections process

Flooring to match your lifestyle:

- › Upgraded LVP floors on entire main floor and stairs to basement and toe kicks clad to match cabinets

† If applicable ‡ As per applicable model



The perfect finishing details:

- › Knock down spantex, textured ceilings
- › White Decora® (paddle type) light switches & counter plugs
- › Your choice of Shaker paint grade or Traditional paint grade finishing package (includes headers in common areas)
- › Interior finishing in sprayed white or off white paint, including door headers, baseboards, door casings and stub wall caps
- › Cambridge smooth interior doors with Kim brushed chrome lever style hardware
- › Level A wrought iron railing with newel posts and handrails in oak, white or off white†
- › ‘Baby bullnose’ drywall corners (rounded)
- › Single and double swing closet doors
- › Electric fireplace in Great Room

A home with a view:

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

Keeping you warm and cozy:

- › High quality efficient direct vented furnace with electronic ignition†
- › Basement bathroom plumbing including water lines and HRV “T” roughed-in
- › 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
- › 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 2 insulated fiberglass exterior door styles
- › Insulated exterior doors with Weiser® Kim lever style hardware in brushed chrome finish with dead bolts
- › Rear deck with aluminum rails and stairs to grade included as per plan
- › Exterior walls 2 x 6 – 24” on centre, all interior walls are 2 x 4 – 24” on centre
- › 9’ foundation walls

- › Basement walls are studded floor to ceiling 24” on centre, R20 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 3/4” T & G floor sheathing, glued, nailed then screwed
- › Steel insulated garage overhead doors with garage door opener 1/2 HP with two controls and wireless keypad
- › Driveway is poured full width of garage
- › Spray foam insulation to all exterior windows and doors and all wall and ceiling penetrations
- › Front and back sod with irrigation and side elevation gravel
- › Front with one tree and four shrubs
- › 12 month landscaping and snow removal maintenance package included



QUALITY CRAFTSMANSHIP & HOMEBUYER CARE



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



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