



"You Dream It - We Build It!"

Our Standard Construction New Homes Include

Foundation, Basement, Insulation, Flooring and Roofing

- 11" insulated concrete foundations (ICF) for a warmer, quieter basement with greater energy savings.
- High-density non-petroleum based polyethylene drainage membrane on exterior basement wall that doesn't leach petroleum products into the earth and ground water like the older tar based waterproofing used by many contractors. A few trees are saved with every home built using ICF construction.
- Semi-finished basements with a ceiling height of 8 feet 3 inches unfinished.
- 2" x 6" wood stud walls with R-22 insulation in all exterior walls, and R-50 in attic.
- Super 6 mil polyethylene continuous vapor barrier – joints overlapped and caulked.
- Exterior walls and trim completely finished and primed with electrical outlets every 12 feet.
- 1/2" plywood sheeting on roof with 40 year designer or lifetime shingles.
- Ice and water shield in valleys and 3' up roof slope.
- Pre-finished hardwood flooring and ceramic tile.

Electrical, Mechanical and Plumbing

- 200 amp service with circuit breaker panel
- Underground utility wiring
- CO detector and smoke detectors on each level
- Cat 5 high tech wiring
- Pre-wiring for 5 cable and 5 telephone rough-ins (with finished jacks)
- Forced air high efficiency gas furnace with fresh air intake and electronic ignition and programmable thermostat
- High efficiency HRV ventilators
- Central air
- Copper plumbing
- Water pressure equalizer (scald guard) in all showers

Garage and Exterior

- Insulated attached garage, drywalled and painted, with auto door remote and insulated door with windows
- Spacious sundecks. landscaping and sod
- Paved driveway, finished walkway

Custom Options

Includes all the features of standard residential construction **plus**

- 9 - 12 foot ceilings - cathedral, coffered etc.
- High tech wiring for video surveillance, music, intercom, etc.
- Fireplaces
- Finished basements
- Windows with self-cleaning glass
- Custom trim packages
- LED lighting
- Design consultant

Kitchens Etc.

- Custom designed kitchen cabinets with under counter lighting
- Non-toxic lead-free paint
- Main floor laundry facilities
- Master bedroom ensuite

Pre-purchase and customize your new home by choosing features such as:

Kitchen & bathroom cabinetry • window & door styles • paint colours • floor style & finish

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