

LOCKSIDE TOWNS SPECIFICATIONS

Kitchen

- MODERNA standard selection Laurysen kitchen includes a spacious island and breakfast bar.
- Soft-close cupboard and drawers with sleek chrome handles.
- MODERNA standard chrome hardware.
- Builder grade quartz countertop for both counters and island.
- Chimney-style exhaust hood and fan vented to outside.
- MODERNA standard cabinetry.
- Stainless steel undermount double sink.
- Chrome kitchen faucet.
- Stylish pendant lighting fixtures.
- Additional space for optional storage needs.
- 30" stove opening, electric hook-up ready.
- 24" dishwasher opening, hard wire connection ready.
- 36" x 72" refrigerator opening, hook-up ready.

Bathroom

- Soft-close cupboards per MODERNA selection.
- MODERNA standard selection Laminate countertops.
- MODERNA standard chrome hardware
- Polished chrome faucets.
- Double sinks upstairs.
- Classic white toilet; white sinks with chrome faucets.
- 5' rectangular alcove tub with chrome showerhead, spout and controls.
- MODERNA standard selection porcelain tiles on bathtub walls.
- Wall-mounted mirrors.
- MODERNA standard selection vanity lights.

Flooring

- MODERNA standard selection of Luxury vinyl tile (LVT) flooring in all rooms.
- MODERNA selection carpet on staircase.
- Concrete garage floor.

Interior Finishes

- Spacious 9' ceilings on the main floor.
- 8' ceilings on the second level.
- Flat white finish on smooth ceilings.
- Contemporary white interior doors painted in a semi gloss finish.
- Lever door handles with brushed nickel finish.
- Staircase has an accent railing on main floor; a knee wall on second floor.
- 4.25" tall custom baseboards and semi-gloss trim.
- Eggshell wall finish with a choice of one paint colour (excludes white and dark colours; exceptions may apply).

Exterior Doors & Windows

- Insulated steel front door is painted; side window.
- R12 flat-front 8x8 overhead garage door with four side windows.
- Insulated steel door to house from garage.
- Glass sliding patio door with lock and security bar.
- Double-pane vinyl windows, low-E argon.
- Standard deadbolt locks.

Exterior Finishes

- Vinyl siding and stone skirting on front elevation only – MODERNA selection.
- Lifetime architectural asphalt shingles.
- Frost free water tap in the garage.
- Pressure-treated rear patio step is site-dependent.
- Privacy fence at rear of property to separate it from the lot behind it to be completed at a future date.
- Crushed stone driveway and walkway.
- Buyer to pave driveway/walkway at Buyer's expense within 24 months of occupancy - Municipal requirement.
- Hydroseed or sod on front, backyard and sides.
- Aluminum soffits and fascia.

Moderna reserves the right to change our suppliers, selections and make revisions etc.

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Construction

- Engineer approved roof trusses.
- R-60 attic insulation.
- Party Wall: A common wall that separates one dwelling from the other. It extends from the main floor to the roof. Both sides are built alike with its own fire rated drywall, sound proofing insulation on the 2x4 staggered studs. A one inch air gap separates the two walls.

Interior - Electrical & Lighting

- LED pot lights in kitchen and living room.
- MODERNA selection light fixtures in hallways, bedrooms, bathrooms.
- CAT-5 wiring.
- Pre-installed telephone and cable outlet.
- Enhanced-safety GFCI plugs near sinks.
- Hard-wired smoke and CO2 alarms.
- Light switches/outlets per code.

Exterior - Electrical & Lighting

- 100-amp circuit breaker panel.
- Exterior lighting with LED pot light at front door; 2 garage wall fixtures; one rear door LED wall sconce.
- Interior garage lighting with a ceiling outlet for a future garage opener.
- Weather protected outdoor electrical outlets at front and back.

Mechanical

Plumbing:

- Polyethylene (PE) plumbing system.
- On-demand tankless hot water heater is rental-based.

Heating:

- Forced air heating with ducting sized for central air conditioning.
- Natural gas or propane heating depending on availability.
- Digital readout thermostat. HRV included.
- Homeowner to maintain humidity levels. Damages caused by non- humidity control by homeowner are non- warrantable.

Inventory/Model Homes

- Are sold as- is and as- built with existing interior and exterior conditions.

Your Customized Features - These items supersede other items listed in the tables above.

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