

# Prestige Specifications

## Multi-Family Townhomes & Duplexes

### Interior Finishing Materials

- Appointment in our [Choices by Design](#) centre to select all interior finishings
- Your choice of kitchen & bath countertops - 3/4" Quartz from [Choices by Design](#)
- Ceramic tile backsplash in kitchen from [Choices by Design](#)
- Your choice of cabinets, 30" uppers, from [Choices by Design](#)
- Soft close drawers and doors throughout
- 12" cabinet over fridge
- Stainless steel appliance package (excludes washer & dryer)
- Half baths with pedestal sink, oval mirror, and towel ring
- A selection of faucets from [Choices by Design](#) with limited lifetime warranty
- Your choice of ceramic tile (6") around tubs & showers from [Choices by Design](#)
- Mirrors are the full width of vanity
- Framed 6mm glass shower doors (as per plan)
- Your choice of bath hardware from [Choices by Design](#)
- Three coats of acrylic latex paint (one tinted primer and two finish coats)
- Your choice of LVT flooring in second floor laundry and bathrooms (as per plan) from [Choices by Design](#)
- Your choice of LVP flooring on main level (as per plan) from [Choices by Design](#)
- Your choice of carpet from [Choices by Design](#) with 7 lb carpet underlay
- Your choice of trim packages from [Choices by Design](#)
- Your choice of door style and hardware from [Choices by Design](#)
- Bi-Fold/bypass closet doors (as per plan)
- Wire shelving in all closets and pantry
- Square bead drywall corners
- Silhouette ceiling throughout
- Stubwall with painted wall mount handrail and MDF capping
- Unfinished stairs and basement floors are painted

### Exterior Finishing, Doors and Windows

- Insulated fiberglass exterior doors
- Rear garden door with half-lite windows (as per plan)
- Steel insulated sectional garage door with window lites
- Pressure treated rear deck with privacy screen (as per plan): townhome only
- Full landscaping at front of property (excludes fence) as per architectural guidelines: Duplex only
- Full front and back landscaping (including fence) per architectural guidelines: Townhome only
- 60" x 27" slider basement window (as per plan)
- Obscure glass in ensuite window

### Energy Saving Features

- High-efficiency furnace
- 80 gallon electric hot water tank
- Low flush, comfort-height, elongated toilets
- R-24 wall insulation
- R-50 ceiling insulation
- R-20 basement insulation
- PVC, low E, triple pane windows
- Window cavities and cantilevers are spray foam insulated

### Electrical, Heating and Plumbing

- Park Lighting Allowance (60 cents/sq.ft.)
- Cable and phone outlet (as per plan)
- Decora® light switches and outlets
- Island outlets (as per plan)
- Two exterior GFI weatherproof outlets
- Forced air heating system with drip humidifier
- Partially active heat recovery ventilator (HRV)
- Furnace and ducts are power vacuumed prior to possession
- Floor drain in laundry location (as per plan)
- One non-freeze hose bib
- Sewer scoping conducted prior to possession
- Rough-in plumbing in basement (as per plan)

### Structural and Concrete Components

- Main floor wall height is 8'
- 8' basement wall height
- Wood or precast front entry steps (as per plan)
- Poured concrete sidewalk to front step with 10 mm rebar reinforcement

### Framing Specifications

- Wrap applied to windows, exterior doors
- Proprietary Silent Neighbour® sound reducing wall system
- Basement walls are wood framed ceiling to floor 24" on centre
- Limited lifetime warranty fiberglass shingles

Garage	Attached	Detached
Concrete driveways/garage floor pad with 10 mm rebar reinforced 24" on centre	•	•
Max driveway length	32'	15' apron only
Exterior garage walls are 2x6 spruce studs	•	•
Garage is fully insulated, drywalled, and firetaped	•	•
Humidistat and exhaust fan	•	•
Two interior lights and two electrical outlets	•	•
Exterior lights	2	1
Poured Sidewalk from garage to rear deck (townhomes)		As per plan
Chain driven garage door opener with two remotes and keyless entry	•	•
Man door	As per plan	As per plan
Sump pit (no drain)	•	



Coventry Homes strives to keep on top of the latest and most popular home features. In the event a product or feature is no longer available or discontinued, we reserve the right to substitute products without notice.

Purchaser \_\_\_\_\_

Date \_\_\_\_\_

Purchaser \_\_\_\_\_

Date \_\_\_\_\_