

CENTRAL & WATKINS



Master on the Main Bungalows

Exterior

- Allura fiber-cement accent siding – “Rich Espresso”
- Allura fiber-cement siding – “Artic White”
- Front elevation siding – Signiwal “Caramel Zebrawood”
- Soffit – Aluminum “Black”
- Facia – Aluminum “Black”
- Window and Door Trim – Smart Trim “Black”
- Roofing – IKO Cambridge Shingles – “Dual Black”
- Windows – Plygem Double Pane Vinyl – “White”
- Front Door – FibreTuff Glazed “Cast Iron”
- Garage Door – Steel-Craft Contemporary “Elite in Cedar”
- Stone/Brick – Timberstone “Ledgestone Black”
- Posts and Accents– Smooth finish Fir “Clearcoat”
- Rear Deck – Composite “Trex Beach Dune”
- Rear Deck Post and Rails – Aluminum “Black”
- Driveway – Concrete with broomed finish
- Natural Gas BBQ quick connect @ rear patio.
- Fully fenced and landscaped rear yards with gate.
- Landscaped front yard with tree and planter beds “as per drawings”

Interior

- 10'8" vaulted ceiling on main floor
- 8' clear space in basement
- All floors to be TJI pre engineered joists.
- Light Spantex Ceilings
- Baseboard – 6" flat stock painted
- Casing and Trim – 4" flat stock painted
- Insulation Roof (R-52), Walls (R-24), Sloped Ceiling (R-28), Joist Ends (2lb Foam to R-22)
- Interior Doors – Logan 2 Panel
- Barn Door (Master Closet) – Logan 2 Panel
- 96% efficient forced air gas furnace
- 40 gallon high efficient power vented gas hot water tank
- Nest Thermostat
- EV rough-in wiring in garage
- 220V wiring or gas connection for range.
- Finished basement with two rooms, full bath, linen closet, and rec room.
- Mechanical Room is not finished or under stairs.
- Ensuite with heated tile flooring.

Colour Boards

Select your favourite color board from two options specifically chosen by professional interior designers.



White Colour Board



Grey Colour Board

Flooring

Location

Living
Dining
Powder Room
Den
Laundry
Master Bathroom
Master Bedroom/Closet
Rec Room
Bedrooms 2 and 3
Bathroom (Basement)

Product

Vinyl Plank – Dubai Sunset
Vinyl Plank – Dubai Sunset
Vinyl Plank – Dubai Sunset
Vinyl Plank – Dubai Sunset
Vinyl Plank – Dubai Sunset
Tile – Gaia White
Dreamweaver – Iron Frost
Dreamweaver – Iron Frost
Dreamweaver – Iron Frost
Vinyl Plank – Dubai Sunset

Location

Living
Dining
Powder Room
Den
Laundry
Master Bathroom
Master Bedroom/Closet
Rec Room
Bedrooms 2 and 3
Bathroom (Basement)

Product

Vinyl Plank – Paris Trolltunga
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Vinyl Plank – Paris Trolltunga
Vinyl Plank – Paris Trolltunga
Tile – Gaia Grey
Dreamweaver – Icicle
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Vinyl Plank – Paris Trolltunga

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White Colour Board



Grey Colour Board

Kitchen and Bath Cabinets

- All hinge and drawer construction includes soft close hardware.
- Hardware is Marathon Denman – 9635-160-DBK (Black).
- Door and Drawer Style – CL4459 Shaker
- Valence Profile – 2" Flat Profile Light Rail
- Backsplash – White Matte 4 x 16 subway tile

- All countertops are Valentino Empress Quartz.
- Cabinets interiors are white melamine.
- Crown Moulding – 4" Flat Crown

Location

Kitchen Lowers
Kitchen Uppers
Island
Ensuite
Powder Room

Product

Froth of the Sea
Froth of the Sea
Froth of the Sea
Esterel Shaker
Froth of the Sea

Location

Kitchen Lowers
Kitchen Uppers
Island
Ensuite
Powder Room

Product

Cashmere Dusk
Froth of the Sea
Cashmere Dusk
Esterel Shaker
Froth of the Sea

Electrical and Light Fixtures



Ensuite Bathroom



Basement Bathroom



Powder Room



Kitchen Island Pendants



Dining Room Chandelier



Entry, Den, Hallways, Laundry, Master Closet, All bedrooms, Stairwell



Rear Deck

Plumbing Fixtures



Kitchen Faucet



Kitchen Sink



Bathroom Faucet



Ensuite Shower

Bathroom Shower



Bathroom Curtain Rod

Upgrades and Options

(Prices available upon Request)

- Garage Floor Epoxy
- Primed/Painted Garage with Additional Lights
- Tankless Hot Water System (On Demand)
- Air Conditioning
- Electric Car Charger
- Shiplap Feature Wall with Mounted TV Connections
- Built in Ensuite Closet Organizers
- Undermount Kitchen Cabinet Lighting