



# LINDEN PARK

AT ERIN RIDGE NORTH

## SPECIFICATIONS

### FEATURES AND FINISHES

#### GOURMET KITCHENS

- Quartz countertops with eased edge
- Soft-close Melamine cabinets with matching ends
- Cabinet hardware selection
- Metal soft-close drawers, white interior with melamine ends
- Appliance package: fridge, range, dishwasher and OTR microwave

#### FINISHING TOUCHES

- Living room fireplace in selected units
- Air conditioning in selected units
- Vinyl plank flooring along main level, front entry/ground floor, bathrooms and laundry room
- Carpet with 'stain-check'
- Splatter ceiling texture
- Square corner bead to walls
- Painted MDF baseboards and casing
- Two coats of low VOC paint on interior walls plus one coat of primer
- Lever door hardware
- Furnace power vacuumed prior to possession
- Free slide closet wire shelving
- Phone and cable outlets (as per plan)
- Cap and trim on stubwalls
- Decora light switches

#### FINE ELEVATIONS

- Fully landscaped, area specific
- Contemporary modern elevations with oversized windows
- Laminated exterior PVC windows
- Insulated garage overhead door
- Maintenance free fascia (as per plan or architectural design)
- Maintenance free soffit as required
- Insulated fibreglass front door with glass (as per plan)
- Asphalt shingles

#### ENERGY EFFICIENT

- High efficient 50 gallon electric hot water tank
- Programmable thermostat with touchscreen
- Energy Star central HRV exhaust system
- Energy Star low-e coating, triple-pane windows with argon gas filler
- R-20 exterior wall insulation
- R-40 ceiling insulation
- R-20 wall insulation on ground level of 3-storey plans
- Rim joists insulated with R18 closed cell spray foam
- Low flow faucets and fixtures
- Energy Star lighting with LED bulbs
- 96% AFUE efficient Energy Star labelled multi-stage furnace with comfort ventilation system

#### SOLID STRUCTURE

- 9' main floor walls
- 8' second floor walls
- Engineered sound diffusing common wall
- 32MPA concrete for foundation footings and walls
- Engineered floor systems and roof trusses
- 23/32" subfloor thickness
- Hand troweled finish garage slab with control joints
- 2" X 6" exterior wall construction
- Interior garage wall(s) with R-20 insulation; drywalled and fire-taped