



# YOU ONLY LIVE ONCE, SO WHY NOT HAVE IT ALL, WHERE YOU LIVE

SINGLE DETACHED  
COLLECTION

## OVER \$125,000 IN LUXURY EXTRAS INCLUDED

### EXTERIOR

- Architecturally controlled streetscape
- Superior contemporary designs with architectural features
- Well-appointed exterior finishes in stone, brick, stucco, with contemporary metal features (as per plan)
- Modern glass or aluminum balcony railings (as per plan)
- Energy Star windows with Low E Argon Gas (upgraded colour of main and second level vinyl windows pre-selected to compliment exterior finish)
- Main level front porch ceilings finished with contemporary paneling soffits
- Self-Sealing quality shingles with manufacturer 25 year rating
- 7' high stylish contemporary insulated double garage door
- Automatic Garage Door Opener
- Sodded front, side and rear yards
- Paved asphalt driveway (base coat & finish coat)
- Double car garage (as per plan)
- Concrete exterior front steps

### STRUCTURAL & CONSTRUCTION FEATURES

- Heavily reinforced garage floor with 5/8" steel re-bar 2" x 6" studs exterior wall construction (2" x 4" stud garage walls)
- Garage floor saw cut
- "DryMax 500" 3/4" OSB Sub-floor tongue and groove or equivalent (nailed, glued and screwed)
- Resilient channel construction on second floor truss ceiling areas (where applicable)
- Garage entry door into home located in mud room (if grading permits)
- Spray foam insulation in garage ceiling
- Insulated entire garage walls
- All windows spray foamed

### PLUMBING FEATURES & FINISHES

- All plumbing fixtures with separate shut off valves (vanities, toilets, kitchen sink and laundry tub)
- 2 piece Comfort Height elongated toilets with slow closing seat
- Chrome single lever vanity faucets in bathrooms
- Contemporary shower head with lever handle and built in 2-way diverter (all tiled showers) (where applicable as per plan)
- Contemporary bath and shower trim set with lever handle
- Single lever chrome kitchen faucet with pull down spray

- Acrylic free standing tub in main bathroom and master ensuite (where applicable as per plan)
- Double vanities in master ensuite and main bathrooms (where applicable as per plan)
- Fridge water line rough-in
- Dishwasher rough-in
- 3 piece rough-in bath in basement

### ELECTRICAL

- 100 amp service
- Builder to supply and install standard interior and modern exterior light fixtures (chandeliers, pendants and pot lights not included)
- Security alarm system rough-in only, as per provider chosen

- Security alarm system key pad rough-in (2 or 3 locations: to be determined by builder)
- Telephone rough-in (2) including jacks in family room and in master bedroom
- Television cable rough-ins, CAT 6 and RG6 (great room and all bedrooms) (as per plan)
- Décora light switches and décora outlets (main and second level)
- Stove, microwave and dryer plug rough-in as per plan
- Dishwasher rough-in
- Smart home monitored door bell
- Cvac rough-in NOT provided

### SOPHISTICATED KITCHEN FEATURES & FINISHES

- Quartz countertops in kitchen as per Desozio Homes standards level 1 options
- Semi-solid maple or semi-solid oak kitchen cabinets (standard height: 36" upper cabinets) (where applicable as per floor plan)
- Soft closing cabinet doors
- Fridge cabinet build out
- Melamine white interior cabinet finish in kitchen
- Desozio Homes semi-solid maple or semi-solid oak kitchen island (optional breakfast counter or forward island extension is sold as an upgrade)
- Bank of drawers included to be either (semi-solid maple or semi-solid oak)
- Set of 3 pot drawers included to be either (semi-solid maple or semi-solid oak)
- Valence lighting level 1 included
- Modern handles/knobs as per Desozio Homes samples

### ELEGANT BATHROOM FEATURES

- Free standing showers & tubs in bathrooms (as per plan)
- Custom shower glass enclosures/doors (as per plan)
- Quartz counters per Desozio Homes standards level 1 options
- Tiled showers (12" x 24") in stacked pattern as per standards)
- Oversized master ensuite showers
- Semi-solid maple or semi-solid oak bathroom vanity cabinets
- Melamine white interior cabinet finish in all bathroom vanities
- Soft closing cabinet doors
- Bank of drawers (where applicable)

### FINE INTERIOR FEATURES & FINISHES

- 9' Main floor ceiling (except for required bulkheads)
- 8' Second level ceiling (except for required bulkheads)
- 8' Basement level ceiling approximately (to allow for cement floor), except for required mechanical systems & structural support beams, etc.
- 90" high Shaker panel style interior doors on main level (excluding: garage entry door into home: if grading permits, and all patio doors)
- 80" front entry door system (approximately) if plan permits
- 80" high Shaker panel style interior doors on second level (excluding all patio doors)
- 5 1/4" baseboards (where applicable)
- 3 1/2" window and door casings where applicable
- 3 Hinges on all interior doors where applicable
- Door stop where applicable (all tiled areas and all engineered floor area)
- Wider plank 6 1/2" x 3/4" engineered hardwood floor in Great Room and Den (as per builder standards)
- Front Entry Door exterior satin finish grip set
- Interior doors with black finish lever handle hardware
- Vinyl coated wired shelving in all closets
- Smooth ceilings throughout (main & second level ceilings)
- All walls to be primed and 2 coats of finish paint (1 wall paint colour choice throughout) (main & second level walls)
- Gas fireplace in great room
- Desozio Homes custom fireplace surround build out in great room
- Smart Strand plush carpet in bedrooms and upper Hallway (as per builder's standards)
- Oak stairs (main floor to second floor stained and lacquered)
- Oak spindles and handrail (main floor to second floor stained and lacquered)
- Larger sized basement windows as per grade permitting
- Casement windows main & second level (where applicable)

### DISTINGUISHED FINISHED FLOORING FEATURES

- 12" x 24" tile (stacked pattern) (as per marketing material & floor plans, foyer, main hall, kitchen, mud room, laundry and all baths)
- Engineered wood flooring (6 1/2" x 3/4") in the Great Room & Den (as per Builder Standards)
- Smart Strand carpet in all bedrooms and Upper hallway
- Shower walls to be tiled with 12" x 24" tiles (stacked pattern as per plan as per Builder Standards)

### CONVENIENT MECHANICAL, WATER, HEATING & COOLING FEATURES

- Rental Water Heater and rental HRV/ERV
- Air conditioning unit (size and model to be determined as per heat loss calculations)
- Programmable thermostat

### BEFORE YOU TAKE POSSESSION OF YOUR NEW RESIDENCE AT THE RESERVES

- Professional cleaning of all duct work
- Professional cleaning of your new home

### EXCLUSIVE COMMUNITY FEATURES

- Large deep lots for backyard enjoyment
- Great variety of plans and elevations to choose from
- Professionally designed combinations of colours and materials on the exteriors to provide a unique and intensified street scape
- Close proximity to shopping and highways
- Great schools near by

### DESIGN CONSULTATION

- A personal appointment with a Desozio Homes design consultant to select the colours & finishes of your new home (3 hrs). Design selection Appointments are scheduled weekdays from 9am-3pm.

**DESOZIO**  
HOMES