

#### A Solid Foundation

- Poured and reinforced concrete foundations
- Air-gap membrane on all exterior foundation walls
- Weeping tile system is included with every home and connected to the storm sewer or sump
- All basement slabs are sealed for Radon and have a smooth trowel finish
- All homes come with wood framed steps
- Engineered floor and roof truss system, including premium grade subfloor

#### Exterior Finishes

- Low maintenance, 30 year architectural asphalt shingles
- Vinyl siding on all homes
- 8" prefinished aluminum soffit and fascia
- 5" prefinished aluminum eavestrough
- Exterior stone available in a variety of colours and completed based on architectural guidelines, as per plan
- Anthem maximizes window coverage on every home to provide your home with natural light. Windows are also triple pane low-E argon filled windows above grade\*
- All windows are PVC with vinyl on interior window jams
- All exterior doors, including home to garage, are standard insulated fiberglass
- Front drive homes include an 8' insulated garage door with a 1/2 HP opener and two remotes.
- Laned homes include a parking pad in the rear of the home with an electrical pedestal with one receptacle
- Grading completed seasonally, as per plot plan

#### In the Walls

- Front drive homes include a 50-gallon gas water tank
- Laned homes include a 80-gallon electric water tank
- Shut-off valves under all sinks and water closets
- A lawn service provided at front and rear of home, with shut-off valves located in the mechanical area in basement, as per plan
- Laundry rooms include an emergency floor drain
- Every home includes a 96% high-efficient gas furnace with dual-stage with variable speeds. It also has an integrated HRV system with dedicated pick up locations in each bathroom with timers for easy use
- Recessed dryer box in laundry room
- Homes have professionally cleaned furnace and ductwork prior to possession
- All switches will be Decora type throughout
- Smoke and CO detectors are located throughout the home, as per plan
- GFI outlets are provided in all bathrooms and kitchen area as per plan
- GFI protected exterior outlets, provided at the front and rear of the home
- R-50 blown insulation in all attic space is standard in Anthem Homes†

\*not included in decorative glass accents, sliding doors and basement windows.

†vaulted ceilings include R-40 fiberglass batt insulation.

## Interior Specifications

### Cabinets

- Choice of 7 thermafoil slab cabinet colours
- Choice 5 cabinet hardware finishes and styles
- Includes 39" high uppers and soft close drawers

### Wall Tile

- Choice of colour and install layout for 4x16 full height subway tile to kitchen splash and one row to bathroom splash

### Flooring

- Luxury vinyl plank flooring throughout main floor
- Luxury vinyl tile to main bath, ensuite and laundry
- Choice of Beaulieu or Shaw textured carpet with 8lb underlay

### Wall Paint

- 3 wall paint colours to select from

### Countertops

- Choice of 5 2cm quartz countertops to select from the kitchen, main bath and ensuite

### Finishing

- Choice of 4 different smooth finish interior door profiles
- 3" MDF baseboards with 2 1/2" casing
- 3" MDF headers to both sides of all interior doors (except closets)
- Regina satin nickel knob for all interior and exterior doors
- Aspen polished chrome towel bars and tissue holders
- MDF shelving in pantry and all closets, painted wall color

### Plumbing

- Delta chrome modern cylindrical plumbing fixtures throughout
- Blanco 2.0 top mount 7" deep stainless steel kitchen sink
- Pedestal sink to half bath
- Oval drop in sink to bath vanities
- Contract Cody 2 piece, 15 1/2" high, elongated toilet

### Lighting

- Choice of brushed nickel or black lighting package

### Appliances

- Stainless steel appliance package includes Frigidaire 33" counter depth 4 door fridge, Frigidaire 30" gas stainless steel range, Frigidaire dishwasher, LG over the range microwave

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The developer reserves the right to make changes and modifications to the information contained herein. Features and finishes are subject to change without notice. Please contact a developer sales representative for details. E.&O.E