

Construction Specifications



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
- All homes come with wood framed steps
- Engineered floor and roof truss system, including premium grade subfloor
- Drain added to centre of garage floor

Exterior Finishes

- Low maintenance, architectural asphalt shingles
- Vinyl siding on all homes
- Prefinished aluminum fascia
- 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 above grade are triple pane low E argon filled*
- All windows are PVC (vinyl) including interior 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
- Grading completed seasonally, as per plot plan

In the Walls

- Homes include a 50-gallon gas water tank
- Shut-off valves under all sinks and water closets
- Front drive homes include two hose bibs; one at the front and one at the rear of the home, locations as per plan, with shut-off valve location in mechanical area in basement
- Laned homes include one hose bib at the front of the home, location as per plan, with shut-off valve location in mechanical area in basement
- 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 9 thermafoil slab cabinet colours
- Choice 5 cabinet hardware finishes / styles
- Includes 39" high uppers and soft close drawers

Wall Tile

- Choice of colour and install layout for 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
- Cut pile carpet with 8lb underlay

Wall Paint

- 1 coat of low VOC latex primer with 2 finish coats of low VOC latex paint in eggshell finish

Countertops

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

Finishing

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

Plumbing

- Chrome modern cylindrical plumbing fixtures throughout
- Undermount stainless steel kitchen sink
- Pedestal sink to half bath
- Undermount sinks to bath vanities
- 2 piece, 15 1/2" high, elongated toilet

Lighting

- Choice of brushed nickel or black lighting package

Appliances

- Stainless steel appliance package includes fridge, electric range, dishwasher, 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 September 2025.