



12x45 STANDARD FEATURE LIST

All Park Model homes are built to meet or exceed CSA Z241

Construction

- 2x10 channel c/w Removable Hitch
- 7/16" OSB Underbelly
- Recess Wheels included
- 2' x 6' Exterior Walls – 96" Wall Height
- Joist, Stud Spacing – 16" O.C.
- 2x6 floor joists
- 5/8" Tongue & Groove Floor Decking
- 7/16" Roof & Wall Sheathing
- Insulation Values – Floor R-20, Walls R-20, Roof R-20
- 6 mil Vapour Barrier
- 4/12 Roof Pitch
- Laminated 1 Tab Architectural Shingles (30 Year Lifetime Limited Warranty)
- **Maintenance Free Exteriors**
- Vinyl Siding w/ white trims
- Housewrap
- Prefinished 6" Eave & 6" Fascia
- Laminated Architectural 30 year Shingles w/ Lifetime Ltd Warranty
- PVC Windows Double Hung Windows Dual Pane
- 1 60x80 sliding patio door
- PVC Jamb Extensions
- 1 - 36" Sunburst Smooth Star Steel Insulated Door

Utilities

- 20 Gallon Electric Water Heater
- Propane Forced Air Furnace
- Air conditioning ready
- 50 amp Electrical Panel
- Digital Programmable Thermostat
- Pull Out Vegetable Sprayer Tap at Kitchen Sink
- Single Lever Faucets c/w Pressure Balanced
 - Shower Valve
- 1 pc Tub/ Shower c/w Straight Rod & Curtain
- 1 - Crane 6 liter Flush Toilets
- 1 – Exterior Frost Free Tap
- Exterior GFI Receptacle
- Heat Tape Receptacle below HWT Location
- GFI Protected Receptacles in Bathroom
- AFCI Protected Receptacles in Bedrooms
- Smoke/Carbon Monoxide Alarms (as required)
- Shut Off Valves at all Plumbing Fixtures
- Door Chime
- 1 Exterior Lights at entrance Door
- 3 – Communication Conduits (PH / TV)

Custom Cabinetry & Woodwork

- 15' Kitchen Cabinet Allowance Cabinets c/w Adjustable Shelves and Accent Crown Molding
- 5 Piece Thermafoil Cabinet Doors & Drawers
 - c/w Cabinet Handles
- 1 – 30" vanity w/ Mirrored Medicine Cabinet
- Master Bedroom Executive closet millwork package
- Built in Microwave /w range hood
- Double Stainless Steel Kitchen Sink
- Linen Closet/Entry Closet
- Colonist Raised Panel interior Doors (36" on Master Bedroom)

Interior Décor

- Airstep Vibe Premium Floor Coverings (10 Yr Residential Warranty)
- Decorative 1/2" Vinyl wrapped Gyproc Wall Panel
- White Colonist Interior Door Packages
- White 2 1/4" Baseboards & Casings
- 2 1/4" White Crown Moulding at Ceiling
- Cathedral Ceilings 1/2" Vinyl wrapped drywall
- Color Co-ordinated Blinds Package
- Light in Bathroom above Mirror
- Bedroom and Hall Ceiling Lights
- Rocker Light Switches and Decora Receptacles
- Vented Furnace Room

Appliances

- Frigidaire 2 Speed Range Hood/ Microwave (Vented to the Exterior)
- 18 Cu. Ft. Frigidaire Top Freezer Refrigerator
- 30" Frigidaire propane range
- 24" Frigidaire Built-in-Dishwasher
- Washer and dryer ready