

THE HIGH POINTE

SINGLE SECTION **STANDARD FEATURES & SPECIFICATIONS**

GENERAL CONSTRUCTION

- 8' Ceilings
- Cathedral ceiling in living, dining area and kitchen
- Unique Double Dormer exterior w/large accent columns and "shakes"
- Victorian Window Treatment c/w vinyl shutters
- Maintenance free vinyl lap siding and maintenance free metal fascia
- Fiberglass shingle roof (25 year)
- 7/16" roof sheathing
- Engineered full 4-12 pitch roof trusses
- 12" sides, 18" front vented eaves (Does not include rear)
- Textured (primed) gyproc ceiling
- Exterior walls built 2"x6" @ 16" o.c. strengthened with 3/8" OSB sheathing on inside and outside of wall
- 5/8" T & G OSB Floor Decking glued and screwed
- 2"x10" Floor joists @ 16" o.c.
- Heavy tubular steel frame
- Decorative insulated entry doors with dead bolt and peephole (36" front door)
- Coach lights at all exterior entrances
- Screen doors on front and rear entrances
- Residential maintenance free Low E Argon Filled (R-5 Rating) PVC windows c/w vinyl sills, screens and security locks
- Exterior GFI electrical outlet and frost free water tap
- Insulation meets or exceeds codes Floors R-20, Walls R-20 & Ceiling R-40 (min)
- *Insulation plus package is a forced option on all BC homes

TASTEFUL INTERIORS

- Plush saxony carpet in Living Room, all bedrooms, retreat and hallway
- Quality cushioned linoleum flooring all other areas
- Coordinating window valance over all windows.

- White 2" Faux wood blinds inset at all windows (except bathroom).

BRIGHT, BEAUTIFUL KITCHENS

- Deluxe tile backsplash
- Deluxe 30" electric range
- Exterior vented range hood with light
- 19 cubic foot, 2-door, frost free refrigerator
- Double stainless steel sink
- Doweled, full modular cabinetry w/crown moulding
- Three distinctive colours of cabinet doors to choose from

SPACIOUS BATHS

- One-piece quality fiberglass tub and shower units
- Curved Shower rods in all tubs
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- Single lever faucet on tub/shower unit
- 36" vanity height in ensuite
- Expansive mirrors with theatrical lights

UTILITY SERVICES

- 100 amp electrical panel
- High efficiency (95.1+AFUE) gas furnace with condensation pump
- 33 Imp. (40US) gallon natural gas water heater
- Wired, plumbed and vented for washer and dryer
- Shelf above washer and dryer
- Primary exhaust fan c/w dehumidistat & switch
- CO/Smoke Detector(s) c/w battery backup
- GFI protected receptacle for heat tape
- Dedicated receptacle in "Freezer Area"
- 2 communication outlets – kitchen & master bedroom