

# ***LAKE HOUSE (14' WIDE)***

## **STANDARD FEATURES & SPECIFICATIONS**

### **DISTINCTIVE FEATURES**

- Built to the A-277 code
- 8' Ceilings
- Front living room models come with Bay window
- Front porch models come with 9-lite front door and transom windows in the living room and dining room
- Cathedral ceiling throughout
- Cathedral cove moulding throughout
- Décor switches and receptacles
- 12" side, 18" front vented eaves
- Residential-type appliances and bathroom fixtures
- Deluxe bedroom nightstand/ cabinets
- Serenity air condition ready - split

### **GENERAL CONSTRUCTION**

- 2" x 8" Floor Joist at 16" o.c.
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- 6 mil Interior vapour barrier
- Floor decking, 5/8" T & G OSB, glued & screwed
- 3/8" Exterior OSB sheathing
- 7/16" Roof sheathing
- Asphalt shingle roof (25 year)
- Engineered full 5.65/12 pitch roof trusses
- Heavy tubular steel frame
- Maintenance free vinyl lap siding with metal fascia
- Residential Low E Argon Filled (R-5) PVC vinyl windows
- Residential vinyl patio door with lock (most models)
- Coach lights at all exterior entrances (Covered Porches Receive Exterior Pot Lights ILO Coach Light)
- Screen doors at rear exterior door
- Exterior GFI receptacle
- Exterior frost free tap
- Insulation – Roof R40, Floor R20, Wall R20
- Textured (primed) gyproc ceiling

### **TASTEFUL INTERIORS**

- Plush saxony carpet in Living Room and Master Bedroom

- Quality cushioned linoleum flooring in all other areas
- Coordinating window valance over 2" white faux wood blinds (inset in window) in all areas except bathrooms
- Pre-finished interior passage doors in Crystal White colour

### **BRIGHT, BEAUTIFUL KITCHENS**

- Deluxe tile backsplash
- Pantry – select models
- 19 cu ft 2-Door frost free refrigerator
- 30" Easy clean electric range
- Exterior vented range hood with light
- Double stainless steel sink
- Dowelled full modular cabinetry w/crown moulding
- Three distinctive colors of cabinet doors to choose from with matching moulding & trim colour

### **SPACIOUS BATHS**

- Obscure bath window w/decorative valance
- Curved Shower rods in all tubs
- Deluxe tile backsplash
- One piece quality fiberglass tub and shower unit with single lever
- Power bath fan on separate switch
- Theatrical lights
- Residential type toilet and sink
- GFI receptacle

### **UTILITY SERVICES**

- High efficiency (95.1+AFUE) gas furnace with condensation pump
- 33 Imp (40 US) Gallon electric hot water tank
- 100 Amp electrical service
- GFI protected receptacle for heat tape
- Primary exhaust fan c/w dehumidistat & switch
- CO2/Smoke detector(s) c/w battery backup
- Smoke detectors in bedrooms
- Arc Fault protection in public areas of home
- Two communication outlets (LR & MBR)