

BLACK CREEK

— A Parkbridge Community —

STANDARD FEATURES AND FINISHES

Well-Equipped Interiors

- Contemporary laminate flooring in kitchen, bathroom, foyer and principle living area.
- 35 oz broadloom carpeting in bedrooms.
- Spacious 9' ceiling height (excluding bulkhead areas).
- Textured ceilings throughout.
- Timeless colonial-style casing and baseboards.

Beautiful Modern Kitchens

- Your choice of modern laminate kitchen cabinetry colours.
- Durable laminate countertops.
- Stainless steel double bowl sink paired with sleek single gooseneck faucet.
- Flush-mounted ceiling lighting.
- Contemporary pendant light fixture in dining area.
- High-efficiency hood fan with exterior venting.

Stylish Bathroom Retreats

- Your choice of modern laminate cabinet colours.
- Single bowl vanity sink with pop-up drain faucet.
- Stylish laminate countertops.
- Water-efficient shower heads.
- Sleek single-lever faucets.
- High-efficiency, porcelain 2-piece toilets.
- 5' bathtub enclosure as per builder plan.
- Contemporary wall-mounted vanity lighting.
- Stylish surface-mounted frameless vanity mirror.

Inviting Exterior Features

- Welcoming 6'-8" tall front door with modern hardware.
- Distinctive address plaque featured on the front elevation.
- Low-maintenance vinyl siding with vinyl-wrapped columns.
- Downspouts accented with elegant stone veneer wainscoting.
- Maintenance-free aluminum soffit, fascia, and eavestrough.
- Roof eave system featuring ice & water shield and metal drip edge.
- Covered front porch with pressure-treated wood and vinyl railing.
- Double-pane 60" wide sliding glass patio door at rear, including sliding screen.
- Asphalt driveway, full sodding, and a front-yard tree.

Electrical and High-Efficiency Features

- Energy Star® rated, low-E argon gas casement windows.
- Advanced air source heat pump with high-efficiency Furnace.
- R-22 exterior wall insulation with R-60 blown-in roof insulation.
- Programmable thermostat centrally located.
- High-efficiency Energy Recovery Ventilator (ERV).
- Integrated smoke and carbon monoxide detectors.
- Designed with CAT-5/6 connectivity.
- 20-amp USB kitchen port.
- 100-amp breaker panel paired with copper wiring.
- On-demand hot water system.