HAMPSTEAD
AT SILVER RIDGE

FEATURES

FIRST IMPRESSIONS

- Distinctive architecturally designed exteriors featuring rich, pleasing colours, custom stone detailing and natural-stained wood beams
- Professionally landscaped front and rear yards
- Spacious concrete driveways with exposed aggregate accent trim
- Exposed aggregate concrete walkways, stairs and porch
- Heritage-style front doors with side windows for natural lighting
- Exposed rafter tail soffits with large overhangs
- 30-Year laminated fibreglass shingles
- Low maintenance vinyl siding in designer-selected colours
- Colour coordinated aluminum gutters over 2x8 decorative fascia trim
- Durable overhead garage doors with 1/2 horsepower opener and two remotes
- Spacious double car garages
- Exterior pot lighting in soffits at porch landings *(most homes)*
- Large inviting front porches with solid wood railings *(most homes)*

WELCOME HOME

- Three designer colour schemes; Caramel, Cappuccino and Espresso
- Inviting foyers featuring custom tile flooring
- Nine-foot ceilings throughout main level
- Dramatic vaulted ceilings *(most homes)*
- Private powder rooms with custom tile flooring with pedestal sinks
- Custom tile flooring in main bathroom
- Baseboard trim throughout entire home
- Hand-set white ceramic tiled window sills
- 32oz. Stain resistant trackless carpet with 6lb. underlay
- Laminate hardwood flooring in all kitchens, nooks and family rooms
- Energy efficient fireplaces, featuring custom crafted wood mantels
- Designer-selected brushed chrome door hardware and hinges
- Extensive use of custom pot lighting throughout

RELAXING MASTER SUITES

- Spacious walk-in closets
- Soaker tubs with jetted option
- Shaker cabinets with sleek knobs and pulls
- Granite countertops in ensuite
- Dual basins *(most homes)*
- Moen® faucets with pressure balance valve in showers
- Dual flush water closets
- Hand-set ceramic tile tub surround and ensuite floor

GOURMET KITCHENS

- Soothing pot lighting throughout
- Shaker-style cabinets with sleek knobs/pulls
- Full height tiled kitchen backsplash
- Large walk-in pantries with wire shelving *(most homes)*
- Work island with eating/conversation bar
- Double compartment stainless steel sinks with chrome pull-out faucet and in-sink 1/3 hp. waste disposal
- Range hood-fan vented to exterior
- Built-in dishwasher
- Convenient built-in microwave shelf
- Gas range installed
- Water line for fridge

THOUGHTFUL TOUCHES FOR YOUR CONVENIENCE

- Two exterior hose bibs and GFI electrical outlets
- Upstairs or main floor laundry area
- Switched electrical outlet in soffits for exterior holiday lights
- Decora-style light switches and counter plugs
- Ceiling fan provision in all master suites
- Rough-in plumbing in unfinished basements

SAFE AND SOUND

- Fully sprinklered fire protection system
- Security alarm pre-wire
- Brushed chrome Weiser® front door hardware
- Thermally broken Low-E oversized picture windows
- Category 5 telephone wiring throughout
- Roughed-in central vacuum system with sweep option in kitchen
- High-efficiency natural gas powered forced air heat throughout
- Honeywell® programmable thermostat
- Electrical 40 US gallon hot water tank
- Smoke alarm hard-wired on each floor
- R20 Wall insulation, R40 ceiling insulation
- 2x6 Exterior construction

ROCK SOLID COVERAGE

- 2-5-10-Year by Travellers Guarantee Company of Canada
- 30-Year manufacturer's limited warranty on roof
- 25-Year manufacturer's limited warranty on siding
- Registered builder #00002181 with Homeowner Protection Office

PORTRAIT HOMES

In the continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications, or prices without notice. E. & O.E.