

Builders Home Upgraded Features:

- In floor Radiant Heat Throughout
- High Efficiency heating system
- Indirect hot water tank run off the BRAND NEW boiler with extra large 80 gallon tank.
 - o An **indirect water heater** is one of the most energy-efficient, low-**cost water** heaters on the market today. In fact, when paired up with a specially designed high-efficiency **boiler** these **water** heaters steal the show
 - High efficiency** — When you use your boiler as a heat source to produce your hot water, the water is heated at the same efficiency as your boiler. Some high-efficiency boilers reach 96%. The average gas water heater is only about 60 - 70% efficient.
 - Reduced heat loss** — An indirect water heater is very well insulated and loses very little heat during long stand-by periods (at night or while you're away). A gas water heater is always losing energy up the chimney.
 - High performance** — The performance of an indirect water heater is a direct result of the boiler it's connected to. Given the size of most residential boilers, it's not unusual for an indirect water heater to produce two to three times the amount of hot water as a standard gas water heater.
 - Longer life** — It will likely be the last water heater you'll ever need. Tanks are not subject to the abuses that a direct-fired gas water heater is.
- High End finishing's that include:
 - o Modern Baseboards and Crown moulding throughout the home
 - o Custom door trim and molding through out
 - o High end tile floored bathrooms
 - o Custom wainscoting
 - o Solid wood kitchen cabinetry & stainless steel appliance
 - o Pot lighting through out
- Foyer having electric in floor heat to allow extra warmth for guests arrival in the foyer
- Built in Vacuum system
- Full Ensuite:
 - o Rainfall stone surround Spa inspired shower with multiple shower heads
 - o Double His and Hers Vanity
 - o Custom Stone work
- Plush carpeting through the main floor
- Ample under stair wrap around storage
- Large double garage with shelving and finished flooring
- Roughed in Security System
- Private treed backyard
- Family Friendly, local traffic only Cul-De-Sac Location