

# THOMAS FEATURES

## ELEGANT LIVING:

- Single-family inspired living on two levels
- Two professionally designed colour schemes
- 9' ceilings on the main floor
- Coffered ceilings in living room and dining room (most homes)
- Engineered hardwood flooring throughout the main level
- Premium plush loop carpeting in bedrooms and upstairs hallway
- 7¼" baseboards
- 3" casing for all windows and doors
- 2" faux wood blinds throughout
- Glass stair railing details
- Solid shelving in all closets
- Oversized bedrooms

## DREAM KITCHEN:

- High-end stainless steel appliance package includes:
  - 5-burner gas range
  - 36" counter-depth French door fridge
  - Dishwasher
  - Built-in microwave
- Quartz countertops with full height quartz backsplash
- Undermount stainless steel sink
- Grohe polished chrome single-lever faucet
- Designer cabinetry with soft-close doors and drawers
- Oversized islands
- Designer lighting package includes:
  - Pendant lights over island
  - Under cabinet lighting
  - Recessed ceiling lighting

## BEAUTIFUL BATHROOMS:

- Hand-set porcelain tile floors
- Solid quartz countertops
- Grohe polished chrome fixtures
- Deluxe framed mirrors in master ensuite and powder rooms
- Large walk-in frameless glass shower in master ensuite
- Separate freestanding tub

## QUALITY BUILT:

- Highly durable James Hardie fiber-cement siding with cedar details
- Energy-efficient windows and doors
- Long-lasting asphalt shingles
- Double car garage with electric opener
- Large, fully fenced backyard with gas barbeque outlet rough-in on patio

## THOUGHTFUL DETAILS:

- In-floor radiant hot water heat throughout home
- Hot water on demand system
- Cable outlets in all bedrooms, loft and living areas
- HRV system with air-conditioning rough-in
- Roughed-in security system
- Roughed-in vacuum

## AMENITIES:

- Resident clubhouse with a social lounge, outdoor patio, and wet bar
- Walking distance to shopping, restaurants and community recreation centres
- Designated visitor parking

## PEACE OF MIND:

- Fully covered by an industry leading 2-5-10 Year New Home Warranty