

MUSKOKA BAY BOULEVARD ESTATES FEATURES AND FINISHES



INTERIOR

- Approximately nine-foot (9') ceilings ***
- Vaulted or cathedral ceilings *
- Interior walls painted in white latex paint with an eggshell finish
- Bathrooms, Powder Room and Laundry painted in white latex paint with a satin finish
- Flat slab swing interior doors with lever door hardware
- Square edge baseboards
- Direct vent gas fireplace *
- Screened-in Muskoka Room in backyard *

FLOORING

- Wide plank prefinished engineered hardwood flooring **, except in tiled areas
- Oak stair, treads and railing stained to compliment flooring **
- Porcelain tile flooring in Foyer and Laundry area

KITCHENS

- European-style cabinetry **
- Quartz countertop **
- Ceramic tile backsplash
- Large single-basin stainless steel undermount sink
- Polished chrome, single lever faucet with pull out spray
- Undercabinet lighting

Appliance package:

- 36" counter depth stainless steel fridge
- 24" fully integrated panelled dishwasher
- 30" stainless steel convection oven
- 30" four burner electric cook top
- 30" hood-fan insert vented to the exterior
- Stainless steel microwave with trim kit
- Full-size, front-loading, EnergyStar washer and dryer

PRIMARY ENSUITE

- Marble tile flooring **
- Ceramic mosaic floor tiles in shower **
- Full height marble wall tiles in shower enclosure and half wall tiles around freestanding tub * **
- Frameless glass shower enclosure with thermostatic control mixing valve with polished chrome rainfall shower head and handheld shower head on slide bar * **
- Freestanding or built-in soaker tub with polished chrome faucet * **
- European-style double vanity with polished chrome faucets **
- Quartz countertop **
- Undermount porcelain sinks
- One-piece elongated toilet
- Ceiling fan vented to the exterior

SECONDARY BATHROOMS

- Porcelain tile flooring **
- Ceramic mosaic floor tiles in shower *
- Full height porcelain wall tiles in shower enclosure and bathtub * **
- Frameless glass shower enclosure with polished chrome shower faucet *
- Built-in soaker tub with polished chrome faucet *
- European-style vanity with polished chrome faucet(s) **
- Quartz countertop **
- Undermount porcelain sink(s)
- One-piece elongated toilet
- Ceiling fan vented to the exterior

POWDER ROOMS

- Porcelain tile flooring **
- European-style vanity with polished chrome single lever faucet **
- Quartz countertop **
- Undermount porcelain sink
- One-piece elongated toilet
- Ceiling fan vented to the exterior

MULTIMEDIA TECHNOLOGY

- High-speed internet access/wiring
- Prewired telephone, TV cable and communication outlets as per vendor predetermined locations in all principal rooms

ELECTRICAL

- 200-amp electrical service
- Exterior weatherproof electrical outlets as per Building Code
- Built-in smoke / carbon monoxide detectors as per Building Code
- Electrical door chime on front door
- Surface mounted light fixtures in Bedrooms, Dens, Walk-in-Closets and Laundry area
- Pot lights in Foyer, Hallways, Bathrooms and Kitchen
- Contemporary white receptacles and light switches throughout

EXTERIORS

- Durable, water-resistant composite siding and stone-veneer cladding **
- Aluminum soffits, eavestroughs and downspouts
- High-quality, double-glazed, PVC, Low-E glass windows
- Screens on all operable windows
- House numbering, grip set hardware and dead bolt
- Primed drywall Garage interior
- Automatic Garage door
- Garage entry access door to interior *
- Asphalt driveway
- Concrete pavers on rear terrace
- BBQ ready gas line at rear terrace
- Hose bib connection at rear exterior

*As per plan

**As per builder's standard finishes

***Except in areas with bulkheads and dropped ceilings, such as bathrooms, mechanical closets and laundry rooms, where ceilings will be less than 9 feet.