LINDEN RIDGE ESTATES
ELEVATED LIVING

Base Specifications

Features

Attached 2 Car Garages

Private Landscaped Yards with Patio Stones.

Perimeter Site Fencing with Green Wall Features & Sound Barrier Fencing where applicable.

Ample Onsite Parking for Residence and Visitors

CONSTRUCTION

Energy Efficient Building Envelope

Demising Walls between Units designed to exceed the National Building Code standards for Sound Attenuation and Fire Safety

Concrete Basements on Piles

Frost Walls in Bungalow Basements complete with Insulation and Vapor Barrier

Plumbing Rough-In in Basements for Future Washroom or upgraded Basement Finish Package

Optional “Elevated Living” with additional floor area above the garage

EXTERIOR FINISHES

Brick Texture with Wood Grain Architectural Metal Cladding Façades

Acrylic Stucco withA Cementous Base and Cement Board Siding where applicable

Triple Pane PVC Windows

Triple Pane Acrylic Skylights

Prefinished Metal Fascia, Soffit and 4Rainwear

Concrete Front Landings

Insulated Garage Doors with Windows Inserts

For presentation and marketing purposes only. Building Specs subject to change without notice.

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MECHANICAL / ELECTRICAL SYSTEMS

- 200 Amp Panel
- Car Charger Option
- Individually Metered Electrical Services
- Interconnected Fire and Smoke Alarm System
- Individual Forced Air Electric Heating and Air Conditioning
- High Efficiency Heat Recovery Ventilators (HRV)
- Exterior Vented Range Hoods and Clothes Dryer
- Individual 60 Gallon Hot Walter Tanks
- 2 hose bibs per unit
- Low-Flow Fixtures
- Main Floor Washer & Dryer

INTERIOR FINISHES

- 9 foot (+/-) High Main Floor Ceilings
- 7 Panel Contemporary Interior Doors
- ” Contemporary Door and Window Casings
- Brushed Aluminum Lever Handles
- 4 ¼” Prefinished Tarkett Reveal White Baseboards
- Roller Blinds in Bedrooms
- Paint – primer + 2 finish coats

FLOORING

- Luxury 5mm Loose Lay Plank Style LVT
- Carpet Option for Bedrooms
- Ceratec LVT Bathroom Floor
- Carpeted Stairs

KITCHENS

- Designer Kitchens with Contemporary Flat Panels or Shaker Style Cabinets
- Island or Peninsula Bar Tops
- Quartz Solid Surface Countertops
- Undermount Sinks
- Subway Tile Backsplashes
- Kohler Taps
- Pantries
- Stainless Steel Appliance Package including French Door Fridge with Bottom Freezer Drawer, Self-Cleaning Oven & Low Sone Quiet Dishwasher)
- Stainless Steel Fluted Exhaust Hood

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BATHROOMS

- Designer Vanities and Linen Closets where applicable
- Quartz Solid Surface Countertops with 4” backsplash
- Undermount Sink
- Hytech Acrylic Tubs with Surround in Main Bathroom
- Hytech Gelcoat One Piece Showers in Ensuites with Built-in Seat
- Kohler Tap Sets for Sink and Shower

LIGHTING & SPECIALTY WIRING

- Energy Efficient LED Pot Lights throughout Kitchen, Living, Dining and Hallways
- Decora Switches and Plugs
- Pre-Wired for Cable & Internet
- Doorbell Transformer compatible with Smart Home Systems

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