

A Bedrock home is always finished with all the conveniences and modern amenities you'll need. You will find these features, and many more, in our Jesperdale bungalows.

#### BASEMENT

- Foundation waterproofing is a single layer, dimpled high-density polyethylene (HDPE) membrane applied to exterior surface of the foundation walls
- Basement frost wall framing is 2" x 4" spruce studs @ 24" O.C. spacing

#### FRAMING & STRUCTURAL

- All main floors include 10'-0" ceiling height
- Spray foam rim joist for continuous air barrier

#### GARAGE

- Garage is Thermacore steel backed and insulated (R13) 16' x 7' flush panel door
- RV garage overhead door is Thermacore steel backed and insulated (R13) 12' wide, flush panel door
- Garage doors are 3/4 horse power, belt drive motors, two remotes and child protection sensors

#### WINDOWS & EXTERIOR DOORS

- Dinetto patio garden doors with integrated blind system between clear glass panes
- PVC casement, triple pane glass complete with Low E Argon gas on all above grade windows
- 8' tall interior doors on main floor

#### PLUMBING & GAS

- Rough in 3 piece bath and bar sink – drain only, in basement
- Rough in for future wash sink in RV garage, includes drain and waterlines for future connections
- Power vented high efficiency tankless hot water heater
- Garage floor drains complete with sump pails as per plan
- RV sanitation dump station located in RV Garage; includes sanitary sewer pipe with cap and accessible cleanout

#### HEATING & VENTILATION

- Heat Recovery Ventilator (HRV) with wet pick up outlets in all bathroom and water closet locations (20/40/60 minute timer switch)
- Thermostat is a colour touch screen with Wi-Fi Nest capability, self-programmable with smartphone based app control
- Furnace system is natural gas forced air 96% high efficiency sidewall vented, sealed combustible furnace complete with multi-speed ECM motor and a minimum of MERV 7 pleated media filter

## ELECTRICAL & LIGHTING

- RV electrical services consist of one 220V 30amp circuit and one 220V 50amp circuit located in RV garage as per Builder supplied blueprints
- High efficiency, energy saving LED light bulbs (warm white, 3000K) in all applicable light fixtures including exterior fixtures, garage keyless fixtures (excluding RV Garage fluorescent tubes), undeveloped basement fixtures, vaulted ceiling fixtures, hanging fixtures, and track lights

## CABINETS & COUNTERTOPS

- 41" upper cabinets with 18" high stacked cabinets above, soffit panel to the ceiling and crown moulding from soffit panel to the ceiling throughout the kitchen
- Two banks of pots and pans drawers in the kitchen, located on either side of the range
- Laundry room cabinetry includes 41" upper cabinets above washer and dryer
- 1-1/4" granite countertops in kitchen and main floor bathroom with under mount sinks
- Kitchen cabinet lighting is LED strip lighting (warm white, 3000K)

## APPLIANCES

- Appliances included with purchase of home are Samsung brand in standard stainless steel finish
- A) 25.5 cu. ft. French Door refrigerator with internal water dispenser and bottom freezer with ice maker
- B) 5-burner Ceran top, 30" wide range with 5.9 cu. ft. convection oven with quick-steam-clean feature
- C) Energy Star rated, 4 cycles, stainless steel tub dishwasher with built in hard food disposer
- D) 1.6 cu. ft. 300 CFM OTR (over the range) microwave hood fan combination
- E) 4.2 cu. ft. Energy Star rated front loading clothes washer
- F) 7.5 cu. ft. front loading clothes dryer with advanced moisture drying sensor

Note: Appliances may be substituted at the Builder's discretion. Replacement appliances will be of equal or greater value.