



BACKYARD SUITES

STANDARD FINISH PACKAGE

STANDARD FINISHES PACKAGE - INCLUDED

(or comparable based on availability)



WHITE MIST
SHAKER KITCHEN
AND VANITY
CABINETS
(POLYMER)



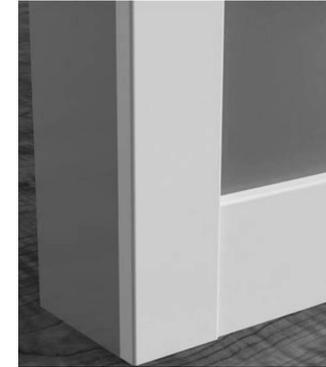
BLACK CABINET PULLS



KITCHEN LAMINATE
COUNTERTOP



BATH SCONCE AND HARDWARE



FLAT STOCK BASE & CASE



SINGLE PANEL
INTERIOR DOORS



LAMINATE FLOORING 12MM



SW 7005
Pure White

WALLS, CEILINGS,
TRIM, DOORS



12x24 PORCELAIN
BATH FLOOR TILE



BLACK DOOR HARDWARE



VANITY SINK & FAUCET



Our standard finishes are thoughtfully combined to make designing your secondary suite with ease and style. While we are happy to incorporate any upgrade that you can dream up, staying within our standard finishes package will keep the project on budget.

EXTERIOR DECKS / STAIRS



Stairs inside garage leading to suites will be pressure treated. White primed pine handrail black brackets



When included in the design, decks will be pressure treated with black metal spindles.

EXTERIOR DOORS, WINDOW



White Vinyl Windows

*or Black windows available as an upgrade.

*Exterior vinyl soffit and metal fascia , gutters and downspouts will match windows (black or white)

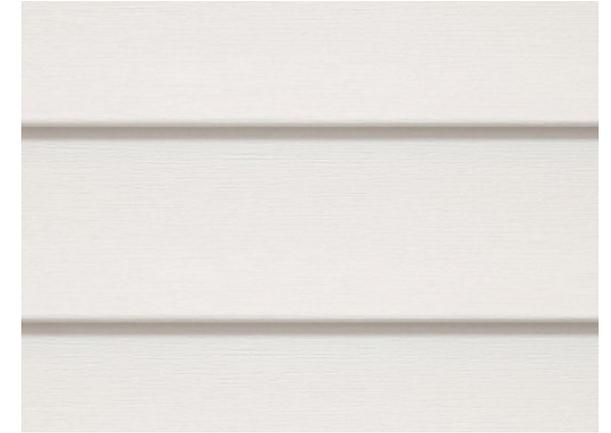


*When entering the interior suite from a garage, a self closing exterior door is required.
Kohltech Slab with fixed 1/2 glass panel.

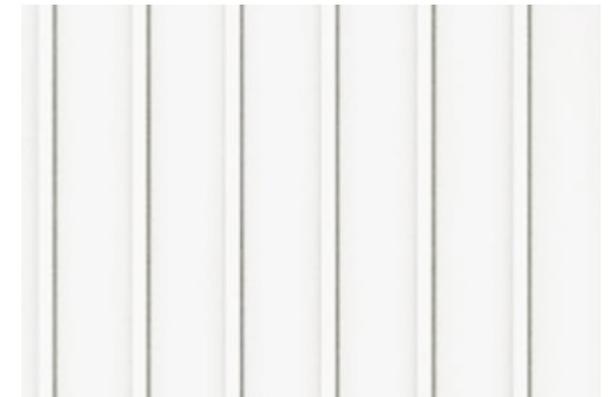
Entrance door will be Kohltech 3 glass panel design frosted or unfrosted. Black or white to match windows.

EXTERIOR CLADDING

DEPENDING ON DESIGN, MOST SUITES WILL BE IN D4 PROFILE WITH VERTICAL PROFILE AVAILABLE AS AN UPGRADE.



DOUBLE D4 PROFILE



BOARD AND BATTEN
VERTICAL PROFILE

*EXTERIOR VINYL SOFFIT AND METAL FASCIA , GUTTERS AND DOWNSPOUTS WILL MATCH WINDOWS (BLACK OR WHITE)



FXL031 REVIVAL



FXL029 SHANGHAI



FXL028 PRAG



FXL026 DEVINE



FXL019 CANYON



FXL005 TOKYO



FXL012 PEKING



FXL013 KARTACA



FXL014 BARCELONA

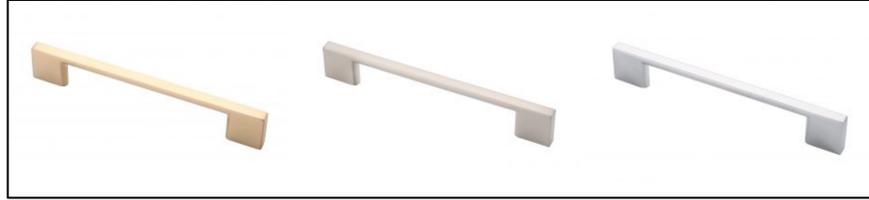


FXL015 NAIROBI

FLOORING

12mm plank style laminate flooring (7" x 48").
Goodfellow Floorpan ELITE XL
Made in Turkey with a 25 Year residential warranty.
Available in 10 Realistic Woods.

<https://www.goodfellowinc.com/en/produit/floorpan-elite-xl/>



KITCHEN

All cabinets come with White Mist Polymer Shaker Profile cabinets & choice of Select Series Hardware.

Laminate Countertop - Arctic Ice (or equivalent)

Built and installed by Mother Hubbards.

Additional colours, cabinet accessories, quartz tops (Select series only) are available as an upgrade.



TILE AND GROUT

Bathrooms are tiled with a 12x24 Ceratec Mercury Porcelain Tile in Gray or White Matte Finish Grouted to match with Flextile Grout.



SHERWIN WILLIAMS PAINT

Customize by choosing up to 2 light wall colours.

Walls - Washable Matte

Trim and Doors - Semi Gloss

Ceilings Flat

Additional colours, accent walls or dark colours are available as an upgraded cost. (\$250 per)

SPARE WHITE

PURE WHITE

ALABASTER

ETHEREAL WHITE

GLIMMER

FIRST STAR

Popular Colour Choices



Showers

All suites with an Alcove Design come with a 1 PC Maax Allia Acrylic shower. Maax Incognito Shower Door upgraded cost. (\$850) Black or Chrome

Upgrade to 3x6 White Glossy Subway Tile and Acrylic Shower Base, Flextile Grout Sterling (\$1500). Add shower niche to tiled shower (\$400)

All suites with a corner shower come with MAAX Iris II Round Acrylic Corner Shower Kit Enclosure with Base, Walls (Built-In Shelves) & Sliding Chrome Door

Black or Chrome Pfister Karci Hand Shower

(or comparable based on availability)



Bathroom Accessories

Each bathroom is complete with chrome Moen Meena accessories including a 24" towel bar, towel ring, and tissue holder.
Black or Chrome

(or comparable based on availability)



Bathroom Sinks & Faucets

Vanities with laminate tops come with a drop in style American STD 16x16 Marquet sink.

Vanities with an upgraded quartz counter come with an Undermount Kohler Caxton 18x13 sink

Pfister Ferris Chrome or Black faucet.

Glacier Bay Toilet, Right Height Elongated Bowl

(or comparable based on availability)



Vissani 30-in Convertible
Stainless Steel Wall-Mounted
Range Hood, vented to outside.
350 CFM, 3 Sones

(or comparable based on availability)



Kitchen Sink and Faucet

Each kitchen includes a Black Granite Kraus Double
Dual Mount Sink and a Delta Banting Pull Down Faucet.
(Black or Chrome)

(or comparable based on availability)

DOORS, HARDWARE, TRIM

All doors Single Panel Shaker style Hollow Core Swing, pocket or bi-pass opening.

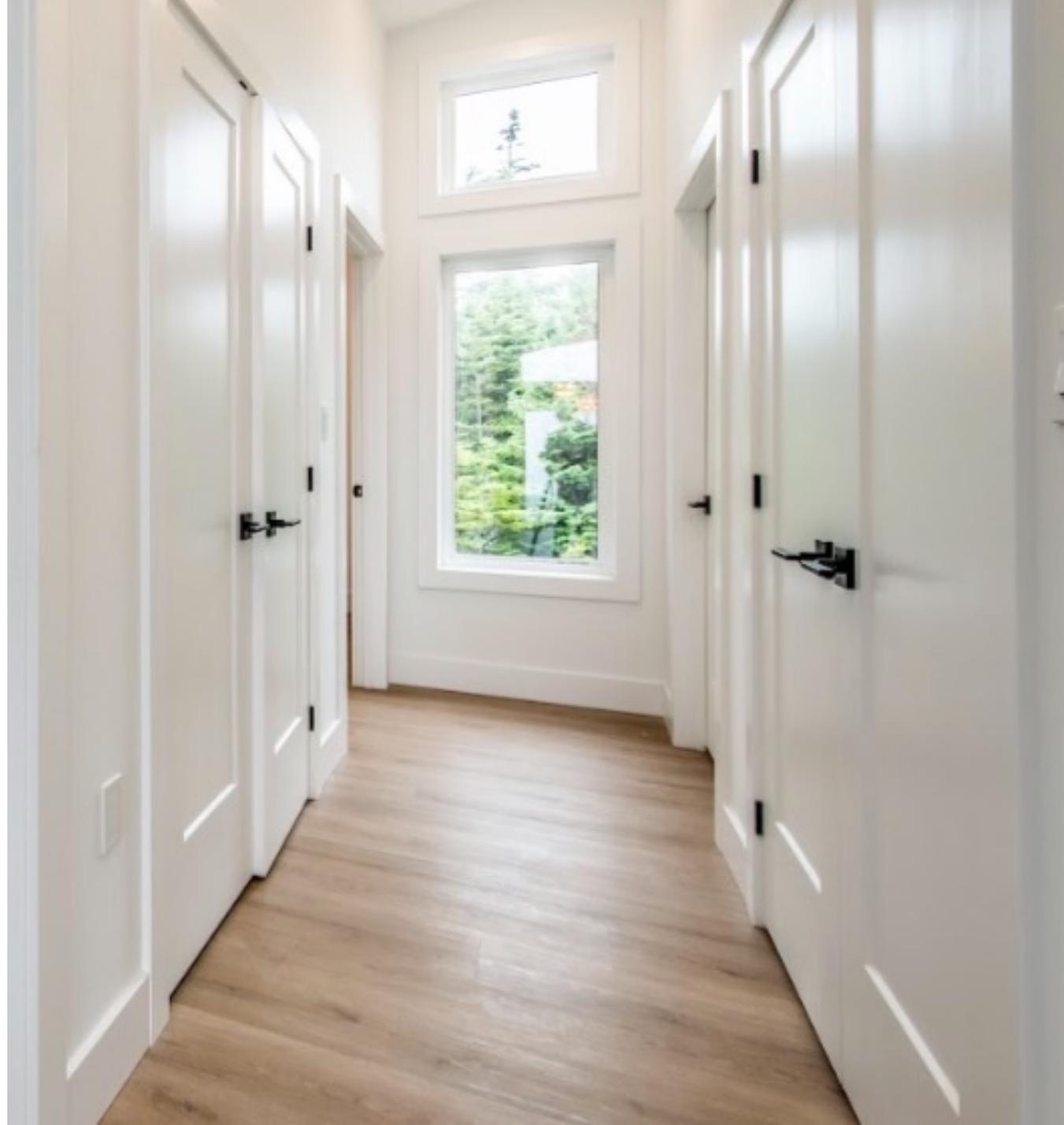
Hardware Weiser Halifax Square Levers for swing doors, pocket privacy latches for pocket doors, and flush-mount pulls for bi-pass doors.

Hardware finishes include Satin Nickel or matte Black. Matching hinges. Bolt lock on Exterior doors.

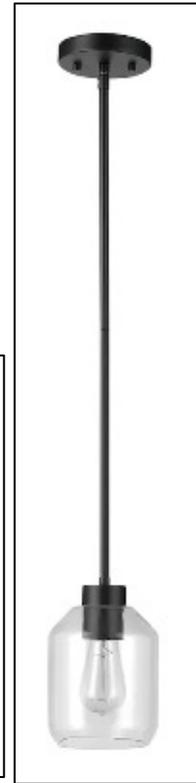
5 ½" Flat Stock Base

3 ½" Flat Stock Casing Picture Framed

Electric panels have a flat panel painted MDF cover.



LIGHTING



Interiors are complete with Dals 5" Slim Flushmounts throughout, Hampton Bay 2 Light Vanity light in Black or Satin Nickel and 2 Globe Electric Middleton pendants, 4 Exterior Black up/down lights. (or equivalent).

(or comparable based on availability)



Under-Cab lights, Fans, additional pendants, security lights and pot lighting are available as an upgrade.