



The
Summit

— C O N D O M I N I U M S

REVISED 05/24/2023

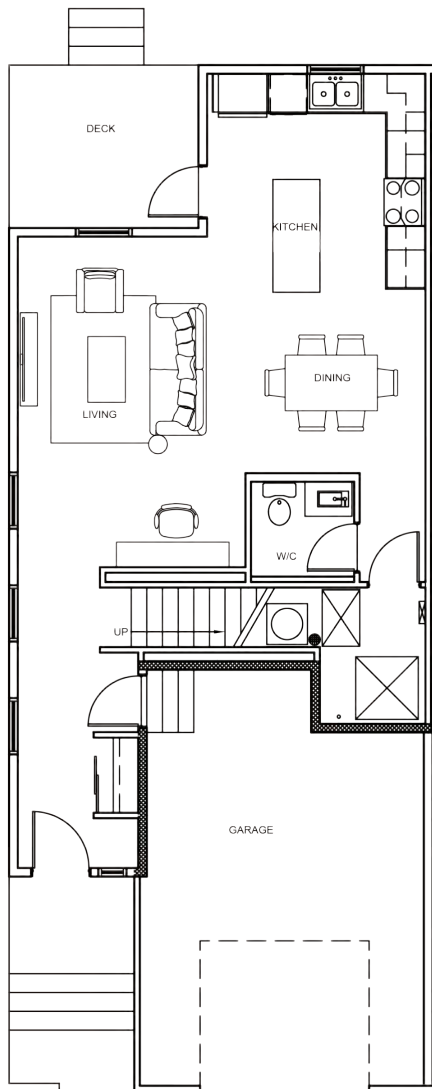
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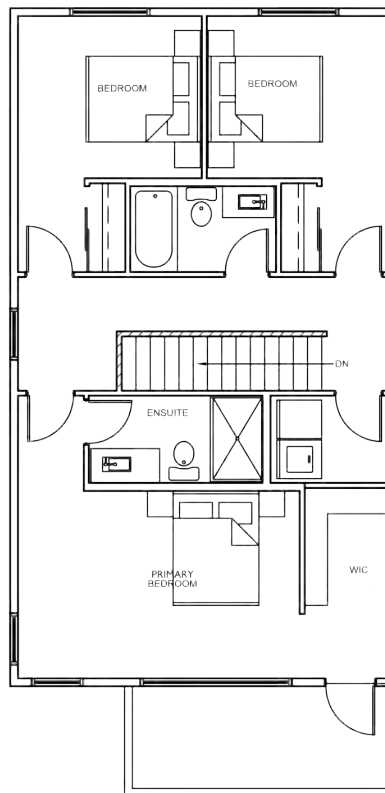
two storey



MAIN FLOOR



SECOND FLOOR



OUTSIDE MODEL

- 1,626 sq ft.
- 3 Bedrooms
- 2.5 Bathrooms
- Garage
- Appliances

two storey



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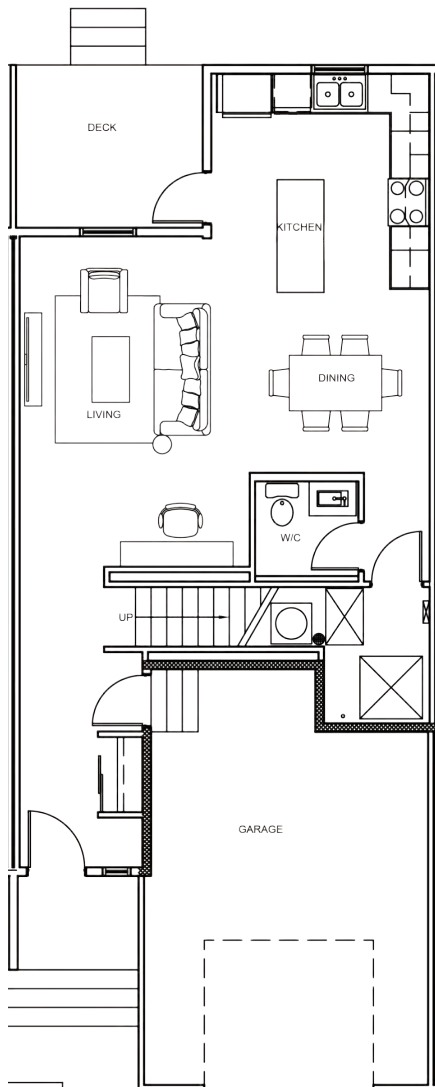
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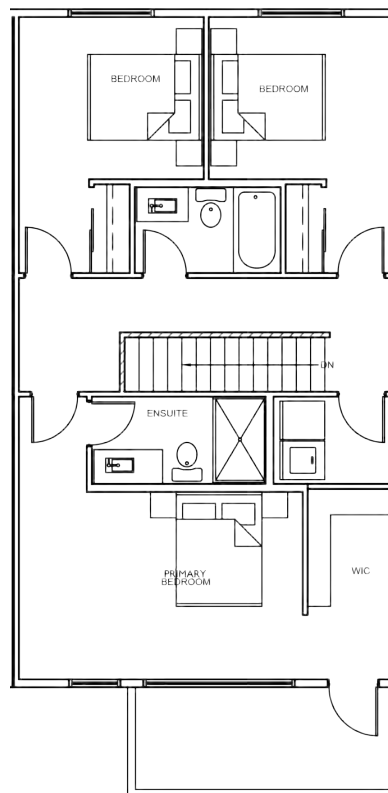
two storey



MAIN FLOOR



SECOND FLOOR



INSIDE MODEL

- 1,626 sq ft.
- 3 Bedrooms
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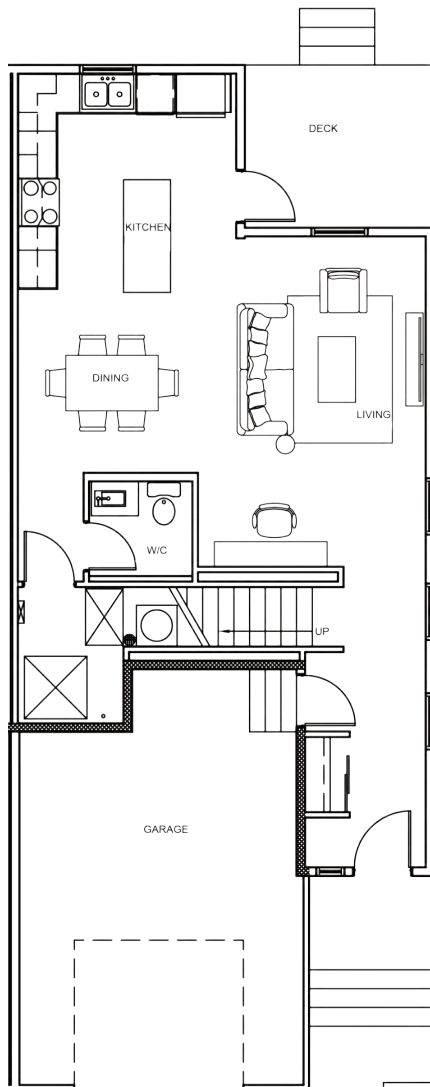
17 VALCOURT WAY

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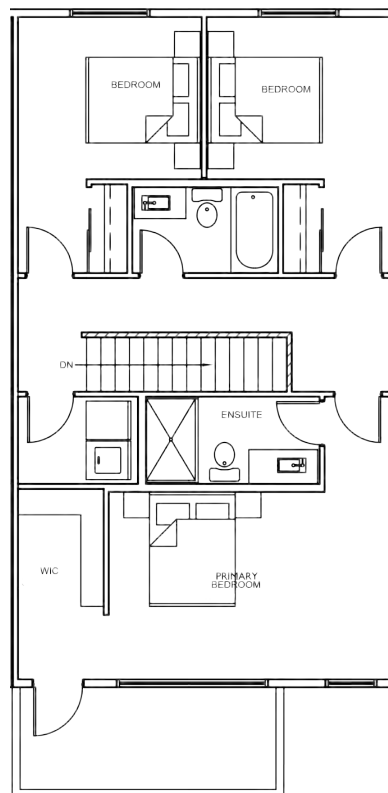
two storey



MAIN FLOOR



SECOND FLOOR



OUTSIDE MODEL

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11-17 VALCOURT WAY



Interior renderings are for a visual representation only.
Please refer to specifications for all finishes and design.



SPECIFICATIONS

CONDO FEES

\$247.50

SLAB FOUNDATION

- Depending on conditions, will be installed as a thickened edge slab or grade beam with piles
- 5" structural concrete slab reinforced with rebar throughout
- Rigid insulation installed for frost deflector and on underside of slab as per code requirements
- Garage Construction
 - Reinforced pier and grade beam garage foundation
 - 5" reinforced garage concrete floor

FRAMING - EXTERIOR WALLS

- Exterior walls are 2 x 6 wood studs at 16" on center
- 3/8" Exterior wall sheathing

FRAMING - INTERIOR WALLS

- Interior walls 2 x 4 Wood studs at 16" on center
- Plumbing walls 2 x 6 Wood studs 16" on center
- Interior party walls consist of
 - 2x4 wood studs 16" on center, R12 batt sound insulation, one layer of 1/2" drywall and one layer of 5/8" drywall
 - One layer of KB Sheathing and 1/2" air space
 - 2x4 wood studs 16" on center, R12 batt sound insulation, one layer of 1/2" drywall and one layer of 5/8" drywall
- Garage exterior walls 2x4 wood studs 16" on center with 3/8" exterior sheathing

ROOF

- Engineered roof trusses at 24" on center
- 7/16" Roof sheathing
- 30 Year IKO Cambridge shingles Dual Black

EXTERIOR FINISHES

- All soffit, fascia, and downspouts are made of pre-finished meetal

- The exterior materials include stucco, woodgrain cement board siding and cultured stone.
 - Material selection and layout as per builder

WINDOWS AND DOORS

- All Weather tri pane windows in black acrylic wrap
- Metal insulated front door as per elevations with exterior painted black. All other exterior doors to remain as per factory finish (painting of interior face of All Weather doors is an optional upgrade)
- Steel insulated overhead black flush panel door with automatic opener
 - Door - Wayne Dalton 8300 Series - Flush panel
 - Black
 - Opener with two remotes

INSULATION, DRYWALL, AND PAINT

- R22 batt insulation for home exterior wall
- R12 batt insulation for exterior garage wall
- R50 blow-in attic insulation
- Garage ceiling and walls to be drywalled (no taping or mudding included)
- Walls- 1/2" drywall with square bead on all edges (unless required to be 5/8" as per code)
- Ceiling- 5/8" drywall with knock down textured ceiling finish (bathrooms are painted with no texture)
- One coat of primer and two coats of finish paint on interior walls
 - One paint color permitted for walls
 - Trim and doors to be painted white
- Two coats of finish paint on interior doors and trim

CABINETRY

- Maple shaker cabinets with white melamine interior
- Kitchen cabinetry includes:
 - Banks of drawers allotted as per standard cabinet layout with all others to be door and drawer combo
 - Cabinet to standard height of 84"
 - Crown and under cabinet molding
 - White interior finish with standard hinging and slides



- 2'7 5/8" countertop on island (if applicable)
- Fridge opening 33" wide by 69" high
- Laminate countertop in standard profile edge with backsplash
- Standard cabinet handles are brushed nickel contemporary pulls #BP873128195
- Cabinet to standard height of 84" (not to ceiling)

INTERIOR FINISH

- Masonite Berkley interior hollow core doors
- Satin nickel interior door levers (Taymor Pace)
- Mirror bypass closet doors with white metal frame
- Masonite MDF Casing (492 Profile) and MDF Baseboard (494 Profile)
- Closet shelving includes:
 - Melamine shelf (1) with rod (1)
 - Linen closet shelves (4)
- Bathroom hardware includes one of each in each washroom
 - Taymor Brushed Nickel 24" Towel Bar #D6024SN
 - Taymor Brushed Nickel Paper Holder #D6008SN
- \$1 500 Blind allowance

FLOORING

- Floor allowances include:
 - Carpet \$29.95/sqyd
 - Vinyl \$26.95/sqyd
 - Laminate \$2.95/sqft
- **Prices above are based on Rona retail design center
- Selections allow for laminate (1), carpet (1), and vinyl (1).

PLUMBING AND HEATING

- High efficiency electric forced air furnace, sized to home
- Central Air Conditioning, sized to home
- 40 Gallon hot water tank
- HRV air to air exchanger
- Digital thermostat
- Two exterior frost free taps on 4-plex (not per unit)
- Waterline to fridge included

PLUMBING FIXTURES

- Kitchen
 - Double stainless steel sink – Kindred Rona #12975117

- Kitchen Faucet - Kohler – Koi Pull-down Faucet
- 1-handle Brushed Nickel Finish #31535183
- Broan Stainless Steel Two speed range hood vent to the exterior – Rona #09095100
- Bathroom
 - 5' Acrylic one-piece tub/shower – Mirolin Bel Air (Main Bath)
 - 5' Acrylic one-piece shower – Mirolin Madison with shower rod (Ensuite)
 - Tub/Shower Faucet – Project Source – Mistry Tub and Shower Faucet Brushed Nickel Finish #80375098
 - Vanity Sink - Drop-in white – Rona #16905005
 - Vanity Tap - Allen + Roth Hali Faucet Brushed Nickel Finish #80375179
 - Toilet - Project Source – Evalin 2-Piece Toilet – Dual Flush #78195089

TILED SHOWER

- Tiled shower installed in ensuite, which includes
 - Walls tiled to 8ft height with material allowance of \$6/sqft retail
 - Acrylic Base
 - Maxx Shower Door (selection by builder)

ELECTRICAL

- Electrical plugs, switches, wiring and panel installed as per code
- 200 amp panel with breakers
- GFI external outlets
- Smoke and CO2 detectors as per code
- One Cat5 per bedroom and one in livingroom
- Electrical for all appliances
 - 220 Outlet for Stove
 - 110 Outlet for Dryer
 - 110 Outlet for Washer
- Roughed in central vac outlets and piping/wire ran to garage for canister (canister not included)
- Lighting Fixtures:
 - LED pot lights allotted as per standard lighting layout
 - Entry light – Canarm – River Semi-flush mount - Brushed Nickel #ISF578A03BN
 - Dining Chandelier – Canarm – River Chandelier – Brushed Nickel #ICH578A05BN
 - Living-room Ceiling Lights – 14" Lithonia LED Low Profile #FMLRL14



- Bedroom Ceiling Lights – 14” Lithonia LED Low Profile #FMLRL14
- Closets, Pantry & Hallway Lights – 7” Lithonia LED Low Profile #FMML7
- Vanity Lights – Canarm – Lyndi (3 or 4 Light) Brushed Nickel #IVL408A03BN or #IVL408A04BN
- Exterior Wall Light – Canarm – Newport Outdoor Light – Black Finish #IOL456BK

APPLIANCES

- Builder to supply the following appliances:
 - Washer Whirlpool #WFW560CHW
 - Dryer Whirlpool #YWED5620HW (stacking kit included)
 - Fridge Whirlpool #WRT318FZDM
 - Range Whirlpool #YWFE510S0HS
 - Dishwasher Whirlpool #WDF331PAHS

** Due to availability issues with appliance providers the model may change, but replacement will be of equal quality and price, builder reserves the right to modify the appliances to be provided.

PATIO, DRIVEWAY & LANDSCAPING

- Patio sized as per plan - Holland Natural pavers
- Driveway – Concrete
- Lot is rough graded with grades shot onto house for proper elevations
- Sodded yard is included with a shrub bed and underground sprinklers as per builders layout (plants are subject to change from one unit to the next depending on availability from greenhouse providers)
- No fencing is included in the base contract for partitions or chainlink

**Items on this specification sheet may change as per the builder’s discretion due to code changes, availability of supplies, products being discontinued and other unforeseen issues out of the builder’s control



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