



## 35 AUTUMNVIEW DRIVE

### Architectural Aesthetic Innovative Design and Use of Materials

- Colored Clad Exterior Frames on Front Windows
- Cultured Stone, Textured Acrylic Colored Stucco, CanExel Siding,
- 10" x 10" Decorative Rough Cut Fir Beams



- Certaineed Landmark Fiberglass 30 Year Shingles, Including Felt to Entire Roof
- Oversized Front Step to Custom "Stamped & Colored" Site Poured Concrete
- 5" Thick "STAMPED & COLORED" /30MPA Extra Strength Concrete with Steel Reinforcing 18" on Center, 24'0" Wide Concrete Drive & 7'6 1/2" Wide Walk to Front Steps (c/w Steps in Walk), 6" Thick/30MPA Extra Strength Concrete Approach
- Rear Maintenance Free Deck Approx. 16'-6" x 12' c/w "Duradek" Surface and "S.T.A.R." Aluminum/Clear Glass Railing & 2 Panel 6' High Privacy Glass, & Stairs to Backyard
- Canopy Roof Over Entire Rear Deck Area with LED Pot Lighting, Maintenance Free Soffit, Fascia and Cladding
- Decorative Bulkheads Including Pot Lighting in Great Room, Kitchen, Main Floor Powder Room (Above Sink/Toilet), Front Entrance Feature Wall, & Above Master Bedroom Ensuite Tub
- "Madison" Single Panel Style Interior Doors
- Multiple Transom Windows in Kitchen and Mudroom
- Abundance of Windows In Kitchen, Eating Area, Great Room, Basement to 2nd Floor Staircase, & Master Bedroom, Ensuite & Bedrooms Revealing an Tremendous Amount of Natural Light
- Clear Safety Glass Used to Protect Interior Floor to Ceiling Front Window on Staircase While Allowing for Additional Natural Light

- Solid Surface Quartz Kitchen Counters
- Kitchen Under Cabinet LED Lighting
- “Kohler” Single Hole Pull Down Kitchen Faucet
- “Kohler” Faucets Throughout House
- Quartz Ensuite Bathroom Counter with Custom Vanity
- Double Undermount Sinks and 8” Center Widespread Faucets in Ensuite
- Large Built in Linen Closet in Ensuite with Custom Vanity
- “Maax” Allia Freestanding Soaker Tub in Ensuite
- “Maax” Allia 4834 Shower with Dome & Potlight in



Ensuite

- Acrylic “Maax” TSR 6030 Tub/Shower with Dome & Potlight in Main Bath
  - “Weiser” Tavaris Front Door Handleset & Halifax 26D Satin Chrome Lever Style Door Hardware
  - 3” Door Casings & 5 ¼” Baseboards & Single Panel “Madison” Interior Doors with Professionally Lacquered Finish
  - 2” x 4” Spray Stained Maple Railing with Decorative Metal Pickets
  - Durable “Torlys” “Everwood Beach” Click Flooring to Entire Main Floor
  - 12” x 24” “Brooklyn” Ceramics to Main Bath & Ensuite (Heated Floor in Ensuite)
  - “New Orleans” Carpet with Fortress Under Cushion To Stairs (Up & Down) & 2nd Floor Bedrooms/Hall & Closets
- “Thermacore 195” Flush Panel Overhead Garage Doors
  - 2 Liftmaster ½ HP Belt Drive Operators with Wireless Keypad Entry



## Use of Space & Functionality of Floor Plan

- Extra Large Covered Front Porch (Area for Possible Bistro Set/Bench)
- 8' Kitchen Nook Patio Door Leading to Covered Deck
- Expandable Eating Area (15'7" x 19'0) - Allows for Increased Capacity When Necessary
- Oversized Walk-In Pantry includes Melamine Shelving, an Opener Window, with Extra Electrical Outlet & Space to Accommodate an Upright Freezer or a 2nd Fridge
- Dry Bar (Between Kitchen & Great Room) May Also Be Used as a Computer Station for Kids



- Great Room to Eating Area/Kitchen Proximity Creates an Open Yet "Cozy" Feeling
  - Conveniently Located Main Floor Den
  - Add to Basement Wall Height Increasing the Ceiling Height to Approximately 8'0" (Finished Concrete Floor to Underside of Main Floor Joists)
  - 9'0" High Interior Main Floor Ceilings
  - Expansive Front Entrance for Maximum Ease & Comfort While Entering/Exiting
  - Huge Main Floor Laundry/Mudroom including Melamine Shelving & Area for Sink/Other Upright Appliance
- Custom Detailed Melamine Closet Systems in All Closets
  - Generous Closet Space Throughout Entire House (including Front Entrance, Master Suite, Upper Landing Linen, & Bedrooms)
  - Spacious & Efficient Upper Landing Provides Easy Access to All Rooms While Allowing More Space in Bedrooms (Less Wasted Space)
  - Double Doors to Master Bedroom, Den, & Most Closets (Bdrms & Foyer)
  - Thoughtful Consideration to Window Placement Allowing for Ample Furniture Placement Space
  - Fireplace Location in Great Room Provides Larger Placement Area for Oversized TV/Entertainment Unit
  - 24' x 24' Oversized Double Attached Garage Including a Fire Rated Drywall Ceiling
  - 16' x 8' Overhead Front Garage Door to Accommodate Taller Vehicles
  - 9' x 8' Full Sized Rear Garage Door for Easier Access to Backyard

## Innovative Technology & Construction Techniques

- Piled Foundation with 9" Thick Basement and Gradebeam Walls
- Steel Beams with 1 Telepost Conveniently Located in Mechanical Room/Area to Allow for Maximum Uninterrupted Floor Space
- Structural Silent "I" Joist Floor System and Weatherproof ¾" Subfloor
- R50 Blown in Fiberglass to Attic, R20 Batt Insulation in Main/Second Floor Walls/2 Layers (=R24) in Basement Frost Walls



- Spray-On Liquid Foam Header Sealing System Applied to Outer Floor Joist Cavities of Main & Second Floor Joists (Including Hot Box Edges in Garage)
- “Tyvek” Building Wrap
- 48” Strip of 2” Styrofoam Installed under Perimeter of Basement Concrete Floor
- Water Sensor in Sump Pit - Tied into Alarm System
- 2” x 6” Timberstrand Structural Studs on Exterior Walls Adjacent to Kitchen Cabinets, Fireplace, Ensuite Cabinets & Pocket Doors, and 18’ Tall Walls Surrounding Stairs
- Solid Wood Drawer Boxes & Soft Close Doors on Kitchen Cabinets
- Professionally Lacquered Wood Trimmed Custom Cabinetry in Kitchens & Bathrooms
- 200 Amp 120 Circuit Panel
- “Gold Level” Security Package Included

### **Environmental Considerations/Features**

- “Goodman GMEC96” 2 Stage Furnace, Multi Speed Fan, Foil Taped Hot Air Lines, Including a 10 Year Warranty
- GSX13 Air Conditioner R-410 Chlorine-Free Refrigerant Including a 10 Year Warranty
- 17 Gallon Flow Thru Humidifier and “VanEE” HRV (heat recovery ventilator) with Digital Timers
- “Rheem” Professional Classic Plus Series 285 Litre Hot Water Tank
- Tri-Low E Argon Glass
- “Kohler” Wellworth (low flush) Toilets Throughout House
- ThermoDrain, Drain Water Recovery System Installed on Main Plumbing Stack
- Capped Future Gas Line Added to Rear Deck Off Kitchen



- Sirius 4210 Linear Direct Fireplace with Stainless Steel Trim, Cultured Stone from Floor to Bulkhead Along Front and Side Surrounding Fireplace
- 12 Volt Electric Smoke Detector
- Upgraded Light Fixture Package Including LED Lighting