

Anco Homes LTD Town Homes Standard Features

Landscaping:

- One hardwood tree per Lot (at front)
- Fully sodded lot
- Pre-cast patio stone walkway from driveway
- Asphalt paved driveway (after +/- 1 year)

Foundation:

- Poured reinforced concrete foundation walls
- 3" basement concrete floor
- 4" reinforced concrete garage floor
- Poured reinforced concrete front porch
- Foundation wall covered with damp proofing membrane
- 4" perforated drainpipe at perimeter

Framing:

- 8' standard ceiling height
- Exterior walls 2x6 KD Lumber at 16" o/c with 7/16" OSB
- Interior walls 2x4 KD Lumber at 16" o/c OR 24" o/c
- Pre-engineered roof truss system w/ 15/32" OSB +
- Pre-engineered Wood-I floor structure

Exterior Finish:

- Stone Veneer at front (refer to brochure)
- Premium vinyl siding at front
- Standard Vinyl siding at sides & rear of the house
- Colored aluminum fascia & Vented soffit
- Parging on exposed concrete foundation

Windows & Doors:

- Premium colored PVC windows at front
- White PVC windows at sides & rear of the house
- White PVC double or triple patio door (refer to brochure)
- White PVC basement windows in foundation
- Insulated white garage/house door (see selection for model)
- Insulated colored front door (see selection for model)
- All windows are double pane insulated glass w/ LOW-E Argon gas.
- Colored Garage door insulated R-12 (see selection for model)

Electrical:

- 100 amp 48 Circuit Electrical Panel
- Decora style plugs & switch
- Standard telephone & cable outlet in living room & bedrooms
- Recessed niche for Wall mount TV Bracket (refer to brochure)
- Electrical outlet at garage ceiling for future garage door opener
- Exterior Colored potlights at exterior front
- Standard Potlights in Kitchen
- Weatherproof outlet at front & back
- Pipe rough-in for future central vacuum

Plumbing:

- Anti-frost Exterior Hose bib in 1x in garage & 1x at back of the house
- Dishwasher rough-in for future connection
- Acrylic tub as per plan
- Acrylic Shower base as per plan
- Full height ceramic walls in shower & tub/shower

Plumbing suite...

- 16" ceramic surround for tub only (refer to plan)
- Water pressure equalizer on all showers
- Shut-off valve on all accessible taps
- Fridge water line rough-in
- High efficiency toilet (Low flush water saver)
- Heat recovery drain pipe
- 3 PCS basement bathroom drain rough-in
- Square drop-in white sink
- 2 bowl stainless steel drop-in kitchen sink
- All chrome standard fixtures

Mechanical features:

- High efficiency natural gas tankless hot water heater (rental)
- High Efficiency (96%) forced air natural gas furnace, Direct ventilation.
- Ventilation for kitchen hood fan with Black or white exterior vent
- Independent ventilation for all bathrooms with black or white exterior vent
- Ventilation for clothe dryer with black or white exterior vent
- Heat recovery ventilation (HRV)
- Heating duct sized for future air conditioning system
- Recessed dryer vent box in laundry room

Insulation:

- Blown insulation R-60 in House attic
- House exterior framed walls R-22 Batt insulation
- Room over garage R-31 Insulation with hot & cold duct in floor cavity

Interior finishes:

- White Bevel Modern trims & Conmore doors
- White double swing doors in closets
- Smooth sprayed white painted ceiling
- Satin Chrome interior door hardware
- Satin Chrome exterior door hardware
- Modern oak handrails (see selection for model)
- Square oak wood spindles
- Railings stained to match hardwood floor or black
- Standard Oak Hardwood entry steps (refer to brochure)

Floor finishes:

- Tile Floors 12"x24" ceramic tiles in entrance, Bathrooms, Kitchen & Laundry room (Refer to brochure)
- Subway tile kitchen backsplash
- Engineered hardwood floor in Living Dining and hallways on ground floor
- Carpet in stairs upper hall & all bedrooms
(See Anco Homes Show room for selections)

Cabinets & Vanities:

- Custom Design Kitchen cabinets & Bathroom Vanities
- 1x Pots & pan drawer stack included
- Bank of drawers in vanities (where applicable)
- Recessed medicine cabinet in Ensuite
- 36" kitchen upper cabinets
- Microwave pantry cabinet or shelf
- Standard laminate countertops w/ drop-in sinks
- Standard soft close hinges on all Cabinet doors & drawers
- Standard Puck light LED undercabinet Lighting

*All Exterior Materials, Elevations and color are under architectural control and may not be modified by the purchaser without approval. All Materials and selection are to be chosen through Anco Homes selection. Specs are subject to modification and may vary depending on the model Chosen. Standard specs & Materials may be changed without notice for an equivalent or better.