

New *higher* Standards you'll love



5" Pre-engineered hardwood on the main floor* *Excluding bedrooms & tiled areas.

Quartz countertops in kitchen & all bathrooms



Smart, voice-controlled lighting

PLUS

- ✓ **BONUS finished basement**
- ✓ Double sinks in primary ensuite
- ✓ 3-piece rough-in for future basement bathroom
- ✓ Soft close doors & drawers throughout
- ✓ Central Humidifier
- ✓ Central A/C
- ✓ Smooth ceilings throughout
- ✓ Taller 39" upper kitchen cabinets
- ✓ Fridge water line



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www.phoenixhomes.ca



UP TO **\$65k** in bonus added value

new inside!



Classic Series
STANDARDS

UP TO **\$65,000** newly included upgrades

Kitchen

- 3cm Quartz countertops
- Double bowl stainless steel undermount kitchen sink with single lever faucet and pull-out spray
- **Manufactured kitchen cabinets with taller 39” upper cabinets** **NEW**
- **Deep upper cabinet over fridge with side gable(s)** **NEW**
- Bank of drawers located as per plan
- **Soft close hardware on cabinet doors and drawers** **NEW**
- Stainless steel under cabinet hood fan vented to exterior
- Microwave shelf in kitchen with dedicated electrical outlet
- Potlights in kitchen located as per plan
- 2 USB Plugs in kitchen
- Ceramic tile backsplash
- Fridge water line

Bathrooms

- **3cm Quartz countertops with undermount sink** **NEW**
- Main and ensuite vanities to include bank of drawers
- Powder room with vanity and basin or pedestal sink (as per plan)
- **Soft close hardware on vanity cabinetry** **NEW**
- Single lever faucets throughout
- **Primary ensuite with double sinks** **NEW**
- Primary ensuite with free-standing soaker tub (not applicable to Springfield, Sandalwood)
- Primary ensuite to include acrylic shower base with ceramic wall tile (as per plan)
- Wall mounted light fixture(s) over vanity (as per plan)
- Main bathroom with acrylic bathtub with ceramic wall tile (as per plan)
- Bathroom fan vented to exterior
- Constant temperature (pressure balance) water valves at all showers
- Low flush water conserving toilets
- **3-piece rough-in for future basement bathroom (Includes waterlines and electrical/HVAC rough-ins)** **NEW**

Interior Details

- **Finished basement recreation room (as per plan)** **NEW**
- Choice of 5” wide pre-engineered hardwood or luxury vinyl plank on main floor, excluding tiled areas and bedrooms (as per plan)
- 9’ ceilings on main floor (as per plan)
- Flat ceilings throughout
- Oak railings and modern square newel posts and spindles on stairwells, from main to second floor (as per plan)
- Oak railing, from main floor to basement (as per plan)
- Ceramic floor tile in foyer, ensuite bathroom, kitchen/eating area, powder room, main bathroom and laundry room with underlay (as per plan)
- 40oz nylon broadloom carpet with 9mm underpad in upper hallway, staircase(s), bedrooms and basement recreation room (as per plan)
- Gas fireplace and trim with modern oak box beam mantle (as per plan)
- 2 panel swing interior doors, modern style baseboards, windows and door trim
- Bi-pass closet doors (as per plan)
- Vaulted ceilings (as per plan)
- Paint – one colour (off white) throughout

Single Family Homes

CLASSIC SERIES SPECIFICATIONS

Plumbing and HVAC

- **Central Humidifier** **NEW**
- Forced air 96% efficiency gas furnace
- **Central air conditioner** **NEW**
- 75% Efficiency Heat Recovery Ventilator (HRV)
- Programmable thermostat
- Gas fired vented tankless water heater (rented)
- Water softener, applicable for Diamondview Estates
- Thorough duct cleaning performed prior to delivery
- Rough-in for washer and dryer
- Rough-in for dishwasher
- Recirculation line for water heating
- Laundry tub in basement as per plan
- Laundry Cabinet with undermount sink, faucet and solid surface countertop on main and second floor plans if applicable
- Drain water heat recovery pipe
- Sump and sewage pits with pumps, as required for Diamondview Estates
- Shut off valves at all fixtures, excluding shower and bathtub (as per plan)
- 3-year, Free Smart Home Essentials package (smart thermostat, one leak sensor, one hub, monthly HVAC monitoring services)

Electrical

- **Choice of smart lighting package or standard option** **NEW**
- 100 amp service for electrical panel with 48 circuit breaker panel, applicable for Pathways
- 200 amp service for electrical panel with 48 circuit breaker panel, applicable for Diamondview Estates
- Smoke detectors and CO detectors as per code
- Duplex outlet for future garage door opener
- Capped dining room light outlet
- Ceiling fixtures in all bedrooms
- Exterior light fixtures at all exterior entrances
- One exterior electrical plug in garage and one GFI outlet by front and back door
- Heavy duty receptacles for dryer and stove
- Rough-in wiring for future dishwasher
- Builder’s lighting fixture package
- 3 CAT-6 outlets
- Decora switches and plugs throughout
- LED light bulbs in all compatible fixtures

Exterior Finishes

- Clay brick or designer stone (as per plan)
- Vinyl siding (as per plan)
- Aluminum soffit and fascia
- Low-E Argon vinyl windows (as per plan)
- Basement windows to be vinyl with thermal sliders and screens
- Steel sectional overhead garage door
- Steel clad insulated front entry door and dead bolt
- Side lights and transoms where applicable (as per plan)
- Sliding patio door with screen (as per plan)
- Front porch (as per plan)
- Patio stones or pressure treated decking and railing with PT structure at rear (as per grading plan)

Exterior Finishes (continued)

- Architecturally designed streetscaping
- Self-sealing high grade architectural asphalt fiberglass shingles complete with manufacturer’s lifetime warranty
- Metal roof on R elevations (as per plan)
- Two exterior hose bibs

Insulation and Vapour Barrier

- Exterior walls R-22 fiberglass batt including 2” x 6” framed walls for walkouts and reverse walk-outs
- Ceilings R-60 blown fiberglass insulation, except vaulted ceilings R-31 batt insulation
- Garage ceilings R-40 fiberglass batt or equivalent (below finished areas)
- Exterior walls super 6 mil poly vapor barrier on interior and “Tyvek” or equivalent air barrier on exterior
- Basement R-20 (to 8” above concrete floor)
- Ductwork joints are tape-sealed

Structural

- Exterior walls 2" x 6" with 7/16" sheathing
- Interior walls 2" x 4" with 1/2" drywall
- Engineered floor joists (as per plan)
- Floor sheathing 3/4” OSB glued and screwed
- Manufactured roof trusses as per engineered designs
- Roof sheathing 7/16" OSB with H clips
- Engineered steel posts and beams (as per plan)

Foundation

- 8" concrete foundation wall or concrete foundation
- 3" concrete basement floor with toveled finish
- 4" concrete garage floor with broom finish
- Drainage membrane on exterior concrete foundation walls (below finished grade)

Landscaping

- Planting as per City approved landscape plan
- Paved asphalt driveway
- Concrete patio slab walkway (24” x 30”) at front entrance, side and rear yard as per Landscape Plan
- Nursery grown sod as required

Exterior Colour Packages

- Purchasers can choose from the Builders exterior color packages
- The final package decision is solely at the discretion of the Builder

Warranty

- Phoenix Homes is registered with Tarion, which provides the following coverage:
- 1 year – Builders Warranty
- 2 year – Plumbing, heating, electrical systems and building envelope
- 7 year – Major structural defects

Prices and promotions are subject to change without notice. E.O.E. Updated April 7, 2025.