



DISCOVER THE SUPERIOR SPECIFICATIONS INCLUDED IN EVERY CEDARGLEN LIVING HOME

GOURMET KITCHENS

- Stainless steel appliances
- Rough in waterline to fridge
- Choice of textured melamine cabinets
- Soft close top drawers to kitchen as required by plan
- Stainless steel undermount sink with pull down faucet
- Selection of designer lighting packages and flush mount lights (as per plan)

EXQUISITE INTERIORS

- Granite or engineered stone countertops throughout (3/4" or 1 1/4" based on the vendor specified for the project)
- White undermount sinks to ensuite and main bath
- Pedestal sink in half bathroom
- White roller blind window coverings (patio door, stairwell and unfinished space not included)
- Front load washer/dryer
- Cat5 and RG6 low voltage to living room and bedrooms
- Luxury Vinyl Plank flooring to living, kitchen, pantry, dining, office and half bathroom
- Luxury Vinyl Tile flooring to ensuite, main bathroom, laundry and entrance (as per plan)
- Carpet to bedrooms, flex room and stairwells
- Knockdown ceilings
- Ceiling height approximately 9' to main floor
- Modern 3" baseboards and 2 1/4" casings
- Stylish interior door levers
- Elegant 3"x6" subway tile backsplash to kitchen (full height) and vanities (6" surround)
- Decora style light switches throughout
- Choice of smooth skin interior door profiles
- One medicine cabinet to ensuite

EXTERIOR AND ENERGY EFFICIENCY

- James Hardie and True Grain cement siding
- Stonetile
- Asphalt shingles
- Clear glass railing to balcony
- Low E triple glazed windows
- LED lighting throughout
- Gasline to BBQ on the balcony (no quick connect)
- 3rd party building envelope inspection with engineered BAR report
- Active HRV (Heat Recovery Ventilator)
- High efficiency furnace
- 1/2 hp garage door opener with 2 remote controls

COMMUNITY LIVING

- Fully landscaped with walking paths
- Community courtyard and adjacent to scenic wet pond
- 87 visitor parking stalls
- Common area maintenance
- Snow removal
- Landscaping maintenance
- Exterior Moloks for waste, recycling and compost removal
- Nestled on a picturesque pond, it is located in the heart of the Seton Urban District. Minutes from restaurants, shopping and the largest YMCA in North America.

SETON SERENITY INCLUSIONS

- All legal fees included when using Cedarglen Living's preferred legal
 - Terms and conditions apply. Please see additional charges that are not covered by Cedarglen Living under Section 39 of the Offer to Purchase.

**WOULD YOU LIKE TO MAKE YOUR HOME ONE OF A KIND?
ASK US ABOUT INTERIOR SELECTION APPOINTMENTS!**



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cedarglen
LIVING

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Items to be selected from design packages. Customers will only be able to choose one design package and will not be able to substitute material. Additional options are subject to an added fee to be paid by the purchaser. E&OE.