



QUALITY FINISHES AND LUXURY APPOINTMENTS

QUALITY CONSTRUCTION

- 9' ceiling heights on main and second floors as per plan. Approximately 8'10" in basement as per plan
- Oak stairs & rail with wrought iron spindles
- 5 1/4" baseboards and 3" casing on all windows & doors (includes garage)
- Wire shelving throughout
- 3 car garage drywalled with California finish
- Premium 8' x 9' insulated garage doors
- 2x6 construction on all exterior walls
- Poured concrete foundation (10" x 106")
- Exterior basement walls wrapped with foundation protector for superior waterproofing
- Poured concrete front veranda and garage floor
- Basement walls below grade insulated with R-20 blanket insulation
- R-27 exterior walls, R-60 in attic space
- California style ceilings throughout

EXTERIOR FINISHES

- Landscape package included for front walkway, stone simulated front steps
- Lot graded and sodded as per surveyor's plan
- Asphalt driveway included, to be completed after closing at Builder's discretion to allow time for driveways to settle
- Lafitt stone and maibec siding as per plan
- Heavy timber front entrance
- Architectural asphalt shingles
- Parging on all exposed concrete surfaces

- 3 exterior hose bibs
- 2 exterior waterproof outlets
- Soffit plug with switch
- Low maintenance aluminum soffit, fascia, eaves and downspouts

DOORS & WINDOWS

- 3/4 Glass 8' insulated entry door
- Weiser front door grip set
- Weiser straight lever in satin nickel on interior doors
- Advantage 8' double sliding insulated Low E Argon glass patio door where applicable
- Low maintenance vinyl Low E Argon gas filled windows with dual action hardware
- Screens on all operating windows & sliders
- Patio doors exceeding a 2' drop to the exterior finished grade will be blocked to limit opening to a 4" as per OBC

FLOORING

- Ceramic flooring as per plan, to be selected from builder's design samples: Decora Collection in bathrooms, Flair in foyer and kitchen
- 3-1/4" Foxwood Series hardwood in main floor living areas
- Upgraded broadloom with high performance 7 lb. under pad to be selected from builder's samples

LUXURY KITCHEN

- \$50,000 cabinetry allowance to be used throughout home
- 200 sq.ft. of granite to be used throughout home
- \$25,000 appliance credit voucher with AMG Studios, includes installation

- Soft close doors & drawers with dovetail corners in kitchen
- 42" uppers in kitchen
- Pantries & large islands as per plan
- Granite countertops
- Blanco double stainless steel undermount sink with pull down faucet in chrome finish
- Hard water waterline to fridge
- 13" deep Vikrell laundry sink located in mudroom/laundry room countertop as per plan

DESIGNER BATHROOMS

- Cabinetry and granite countertops part of allowance
- Ensuite to include large walk-in tiled shower with frameless glass door as per plan
- Mirolin free standing tub in ensuite
- Undermount sink(s) in ensuite and main bathroom
- Beveled mirrors above vanities
- Elongated plus height toilets
- Mirolin skirted tub with sloped lumbar support in main bath with tile surround
- Pedestal sinks in powder room
- PEX supply piping
- Water shut off valve under all sinks

ELECTRICAL

- Copper wiring throughout
- 200 amp electrical service with 60/120 circuit panel
- Hardwired smoke and CO detectors with strobe light and back up battery as per OBC
- Decora style switches and receptacles throughout (white)
- 12 LED slim pot lights

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- Exterior pot lights over front entry and garage door bays
- 220 volt wiring for stove and clothes dryer
- Automatic garage door opener rough-in
- Home security rough-in

MECHANICAL

- 75 US gallon rental hot water tank and rental water softener. The purchaser acknowledges that these are rentals and agrees to enter into a rental agreement with supplier.
- 96% AFUE furnace
- Energy Star certified ERV
- Energy Star certified 14 seer air conditioner
- Sump pump provided in basement
- WI-FI enabled thermostat
- Energy Star exhaust fans
- Dryer exhaust to exterior
- Rough-in for 3 piece bathroom in basement
- 6" Kitchen exhaust

PAINT

- All trim painted white
- Interior walls to be painted two coats, purchaser's choice of two colours from builder's samples

EXCLUSIVE FEATURES INCLUDED WITH GEMINI HOMES

- Homes are covered by Taron seven-year warranty paid for by Gemini Homes
- Survey provided and paid for by Gemini Homes
- Homes fully insulated to meet or exceed Energy Star requirements
- Homes evaluated by a third-party Energy Star auditor
- Homes professionally cleaned upon completion

NOTES

- Ceilings, walls and bulkheads may be modified to accommodate heating and ventilation requirements.
- Variations in uniformity and colour from Builder's samples may occur and can be expected in some finished materials (i.e. ceramics, masonry, hardwood, and cabinetry)
- Plans and Specifications are subject to modifications at the discretion of the Builder
- The Builder reserves the right to substitute materials of similar or better quality
- The number of steps at the front entry may vary from that shown and are subject to the grade per the survey plan. All other steps at the rear of the home are the responsibility of the purchaser and entries shall be barricaded if greater than 24" above grade
- All measurements are approximate
- Long life low maintenance refers to comprehensive systems comprised mainly of maintenance free products with some requirement of attention (i.e. caulking around exterior windows and doors)
- Furnace, hot water tank, sump pit, ERV and hydro panel may not be positioned as shown on plan
- Please see Sales Representative for more details. E. & O. E.



APRIL 2021

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