



KIMBERLEY *SPECIFICATIONS*

THE KIMBERLEY EXPERIENCE

REPUTATION

- Seven-time "Builder of the Year" winner based on innovation and real client feedback
- 2016 New Homebuyer's Choice Award based on client surveys
- Certified Master Builder
- 30 years of homebuilding experience
- 2020 Winner and 2021 Finalist – Homeowner Mark of Excellence Builder of Choice
- 2020 Winner and 2021 Finalist – Homeowner Mark of Excellence Best Customer Service

PROCESS

- Plan flexibility and customizable design options
- Mortgage interest (up to a maximum of \$6000) and legal fees paid by Kimberley if using builder certified lender & lawyer*
- Real Property Report (RPR) and Compliance Certificate provided
- Move-in Concierge to handle all your moving needs (includes green moving box service)
- Trusted and proven REALTOR® Partner with discounted listing fee



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Call or text for more info at **780.306.0954**

FOR THE INTERIOR DESIGNER

INTERIOR FINISHES & FLOORING

- 9' main floor ceilings & 8'4" walls in basement
- Full width vanity mirrors in all bathrooms
- Tile backsplash in kitchen, ceiling height tile surround in showers & main bathtub
- Five rows of painted MDF shelves in pantry & linen closets
- Choice of modern or transitional 3" casing and 4.5" baseboards
- 45oz. carpet with 7.5lb underlay (minimum)
- Main floor 3/4" engineered hardwood with flush mount hardwood vents
- 12" x 24" ceramic tile in bathrooms & mudrooms
- Full swing closet doors
- Stained or painted handrail with round, chrome spindles (or equal)
- Weiser Lisbon lever style door handle

EXTERIOR FINISH

- Certified Moisture Smart Builder
- Exterior design and pricing is neighbourhood specific and at minimum will meet standard architectural controls; options to exceed architectural controls will be priced accordingly

FIREPLACES

- 60" linear electric fireplace, with contemporary mantle and tile surround, OR with transitional mantle and tile surround

CABINETS

- Custom-built cabinetry with stained/painted/thermofoil options
- Cabinet supplier meeting to confirm layout, and choose colour, hardware, door & drawer style, and any custom additions
- 42" upper cabinets, full depth cabinet over fridge, maple or MDF doors, crown molding, & under cabinet valance
- Under cabinet LED lighting
- Two sets of pots & pans drawers
- Soft close doors & drawers throughout
- Granite or quartz countertops throughout with undermount sinks

WINDOWS & DOORS

- Triple pane casement windows (Energy Star & Low E/Argon)⁺
- 6 colour choices of maintenance free PVC windows (venting & picture)*
- Three 60"x24" basement windows*
- Steel insulated overhead door, garage door opener includes remote controls & exterior access pad
- Insulated 1/2 glass painted smooth finish fiberglass entry door with perimeter grills
- Dent resistant insulated fiberglass, painted exterior man doors
- French pantry door with glass insert

PAINTING

- Life Master paint by Dulux (or equal) eliminates VOCs
- Painted basement stairs and floor



FOR THE CONSTRUCTION ENTHUSIAST

CONCRETE & FOUNDATION

- Engineer's on-site inspection, report and Bearing Certificate at time of excavation
- Engineered grade beam design
- Exterior damp proofing with Platon wrap
- Garage floor supported on concrete piles, joints controlled with Zip Strips
- Up to 60" wide broom finish, precast concrete sidewalks*
- Broom finish, precast concrete verandah & steps
- Broom finish, precast concrete driveway full width of the garage*
- Window well drains tied to weeping tile

FRAMING & STRUCTURE

- Engineered "Silent Floor" system with lifetime guarantee, engineered beams
- 23/32" subfloor, tongue & groove, sturdy-wood glued and screwed (or ring nailed)
- Exterior walls & garage walls, 2x6 kiln dried spruce, 16" o.c. (19" o.c. interior walls)
- 7/16" OSB roof sheathing, 3/8" between garage & house

PLUMBING

- High efficiency tankless hot water heating system⁺
- Hot water on demand
- Low flow bathroom faucets & low flush toilets⁺
- Ensuite shower: 48" or 60" acrylic base* with ceramic tile surround to ceiling
- Ensuite shower with frameless 10mm glass swing door
- Main bath tub 5ft white Hytec Langley (or equal) with ceramic tile surround to ceiling
- Undermount Silgranit kitchen sink in 6 colour choices, with Kohler Purist faucet (or equal)
- Kohler Purist faucets in bright chrome finish (or equal)
- Two undermount vanity sinks in Ensuite (as per plan)*
- Rough-in for future basement 3-piece bathroom
- Water line to fridge
- Gas line to rear deck
- Garburator rough-in under kitchen sink
- Shutoff valves on all toilets, sinks, & hose bibs
- Floor drain in laundry room

ROOFING

- 50 year architectural shingles, with lifetime warranty
- 44" deck base at eaves & valley locations
- Moisture resistant underlay over entire roof area
- Protectowrap vapour seal at flashing details

ELECTRICAL & LIGHTING

- Custom electrical walkthrough
- Ten interior potlights, location to be determined during electrical walkthrough
- Additional ten potlights if developed basement
- Four TV & four CAT-6 outlets throughout
- One USB plug installed in kitchen
- White soft-touch Decora switches & plugs throughout
- Sump pump alarm
- Exterior soffit plug for Christmas lights (with switch)
- Lighting allowance of \$1.00/sq. ft. and lighting selection meeting at supplier
- Conduit to Great Room and Bonus Room*
- RING doorbell

HEATING & VENTILATION

- Silent Comfort Technology furnace—96% efficient, 2 stages of heat, variable speed⁺
- HRV (Heat Recovery Ventilation system)
- Ecobee wi-fi enabled thermostat with remote sensors (compatible with Apple HomeKit)
- Flow through drip humidifier
- Merv 10 pleated air filter
- All joints in duct work are foil taped

INSULATION & DRYWALL

- Softline (round) corners & splatter texture ceilings throughout
- Third party blower door test. Pressure testing of vapour barrier at insulation stage⁺
- Spray foam insulation on 1st and 2nd floor rim joists⁺
- Spray foam insulation on floor/rim joists for living spaces above the garage and in the basement⁺
- Attached garage is insulated, boarded, and fire taped
- R50 insulation in attic, R24 insulation in exterior walls, R20 in basement walls⁺

* Indicates feature that is plan/process specific

⁺ Indicates "Green"/Eco-Friendly Feature

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Specifications do not apply to homes already completed, under construction, or permitted to previous year's specifications. All information is subject to errors & omissions, and subject to change without notice. Copyright Kimberley General Partner Ltd. E&EO.



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