

916 & 920 RIDDELL SEMIS



HIGHLIGHTS

- Custom modern semis in a mature neighbourhood, steps to all amenities
- Open concept kitchen with modern Euro-style cabinets
- Granite countertops
- His and hers walk-in closets
- Standard natural gas rough-in for clothes dryer, BBQ and stove
- Standard central air conditioning in each unit
- ENERGY STAR certified home
- Smooth ceilings throughout
- Pot lights standard as per plans
- Quality upgraded Grohe plumbing fixtures
- Two (2) full baths plus powder room on main level
- Laundry room on 2nd level (bedroom level)
- Exterior facade with architectural stone, Hardie Board and brick
- Full glass front door
- 9 ft. ceilings on main and 2nd floors
- Dramatic walls of architectural windows
- Developed by award-winning builder Legacy Homes Inc.

FEATURES & SPECIFICATIONS

INTERIOR FINISHES

- Interior colour and finish selection assisted by interior designer
- Pre-finished “select and better” maple hardwood flooring throughout
- Modern profile maple hand railing and posts with standard steel spindles
- Hardwood stairs
- Recessed pot lights in foyer, all hallways, stairwells, kitchen and upper halls (as per plans)
- 9 ft. ceilings on main and 2nd floors
- Smooth finished ceilings throughout all finished areas
- 5.5 inch custom baseboards with modern profile, 2.5 inch square modern casings on doors and windows
- Smooth flat-panel interior doors complete with brushed chrome lever handles – in keeping with modern design
- Upgraded, professionally-designed kitchen cabinets including island with breakfast bar
- Single-edge granite kitchen countertops
- Under counter valance lighting in kitchen
- Undermount double bowl kitchen sink with single lever faucet and pull-out spray feature
- American Standard Cadet 3 toilets throughout
- White bathroom fixtures throughout with sleek chrome fittings

CONTINUED ON BACK...

FEATURES & SPECIFICATIONS

INTERIOR FINISHES CONTINUED...

- Single-edge granite countertops in main bath and ensuite
- Upgraded Grohe plumbing fixtures
- Tub and tiles
- Full-width mirrors in ensuite and main bath
- Tiled entry, laundry room and bathrooms (as per builder's samples)
- Designer light fixtures in both interior and exterior applications
- Walk-in closet area in master bedroom with melamine shelving and closet rods (as per plans)
- Rough-in for future security system and central vacuum system to the garage including dedicated outlet
- Structured cabling pre-wired for five (5) telephone and five (5) cable outlets
- Full glass, insulated steel main entrance door with heavy duty hardware and deadbolt
- Custom gas fireplace in living room
- Quality flat paneled insulated steel garage door
- Custom designed kitchen

EXTERIOR FINISHES

- Maintenance free exterior facade with architectural stone, Hardie Board and brick
- Insulated and fully drywalled garage
- Concrete front terrace and steps
- Maintenance-free, double glazed, argon filled, "low E" vinyl clad PVC casement windows (as per plans)
- Fully landscaped with interlock front walk

FRAMING

- Engineered floor joist system
- ¾ inch T&G sheathing oriented strand board subfloor
- Exterior walls 2 inch x 6 inch studs at 16 inch centres with OSB sheathing
- Interior walls 2 inch x 4 inch
- 30 year shingles included
- Quality kiln dried lumber
- Screwed and glued floors to prevent squeaks

FOUNDATION AND GARAGE FLOOR

- Poured concrete footings and foundation walls with steel reinforcement
- Poured concrete garage floor with fiber reinforced concrete slab
- Poured concrete basement floor
- Drainage tiles at perimeter of basement
- Damp-proofing
- Drainage layer on exterior foundation walls

ELECTRICAL & MECHANICAL

- Phone and cable outlets in all bedrooms included
- Decora light switches and plugs
- Ceiling light fixtures in all bedrooms
- Pot lights in upper/lower hall kitchen
- Strip lighting in all bathrooms
- Quality, quiet exhaust fans in bathrooms
- Stove hood fan exhausted to outside
- 100 amp electrical breaker panel and copper wiring
- Dining room ceiling light outlet capped for future installation
- Rough-in for central vacuum

- Smoke detector on each floor
- Electrical outlet for future remote garage door opener
- Weatherproof electrical outlets at front and rear of unit
- Carbon monoxide detector and arc fault breaker on upper level
- Heavy duty plugs for clothes dryer and stove
- Plug for dishwasher
- Exterior light fixtures at front and rear entrances

ENERGY STAR SAVING FEATURES

- 90 percent or better, high-efficiency, 2-stage direct vent gas furnace complete with variable speed DC blower
- Energy efficient central air conditioning
- Programmable digital heat/cool thermostat
- R-20 basement walls
- R-22 ground and second floor walls
- R-40 attic insulation and garage ceilings
- Natural gas-ready home, including rough in for dryer, BBQ and stove.
- Stringent sealing of thermal envelope
- Energy saving compact fluorescent light bulbs included
- Tankless hot water tank (rental)
- Home independently tested to meet strict ENERGY STAR requirements for new homes technical specifications and registered with Natural Resources Canada for improved resale value
- ENERGY STAR homes are on average 30% more efficient saving you \$750 to \$1250 a year on energy bills as well as protecting the environment from producing less greenhouse gases

OPTIONAL UPGRADES

- Video intercom security system
- California Closets
- Kitchen stainless steel appliances package
- Tiled backsplash in kitchen
- Garage door opener and remote
- Central vacuum system

WARRANTIES – Your home is covered with:

- One-Year Builders Warranty that covers any defect or deficiency in workmanship and materials
- Two-Year Mechanical Systems and Building Envelope Warranty
- Seven-Year Major Structural Defect Warranty

These three warranties are backed by Tarion. In total you are covered for a period of seven years from the date of possession.

CHANGES

- The right to make changes to plans and specifications at any time whatsoever is expressly reserved to the builder without notice and/or consultation.
- Dimensions are approximate and may vary from plans.
- Dimension and location of any items including but not restricted to: electrical outlets, switches and fixtures, mechanical chases, ducts, bulkheads, dropped ceilings, etc. may vary; the right to make such variations at anytime whatsoever is expressly reserved to the builder without notice or consultation. Wood and material dimensions may be nominal.
- Variations in the colour and texture of both natural and man-made materials may be present at time of completion or may subsequently occur.
- Exterior materials and their colour and texture are selected by the Vendor.
- Existing on-site growth i.e. trees, bushes etc. are of course subject to construction operations, codes, health and landscaping considerations and City of Ottawa By-Laws. Consequently, no undertaking can be given that any or all natural growth remains in place. Landscaping will be completed as specified above.