**Distinctions**

**“Royal Luxury”**

* Soaring smooth ceilings: 10’ main floor, grand 9’ basement and second floor ceilings with larger windows for better indoor light with prominent 8’ high interior doors on the main floor, 7’ high interior doors on the second floor and oversized 30” x 24” basement windows.
* Front door system features an impressive oversized 42” wide x 96” insulated and prefinished fiberglass door with a multi-point locking system.
* 3 ¼" x ¾" pre-finished engineered hardwood throughout.\*
* Upgraded 12x24 or 16x16 porcelain tiles to foyers, powder rooms, kitchen/breakfast areas, master ensuites and open to below basement foyers.
* Elegant stained oak stairs\*\* with either wrought iron spindles or oak pickets.
* Closet organizer in Master Bedroom Walk-in closet with shelf tower.
* Energy efficient 14.5 seer central air conditioning.

**“Royal Spa”**

* Master Ensuite Spa Package to include: rain shower head with hand held on slide bar, marble countertop with rectangular undermount sink, 10 MM frameless glass shower and stunning freestanding soaker bath tub.
* Striking Powder Room base cabinet with marble top, rectangular vessel sink and single lever faucet.
* German engineered Grohe faucets throughout.

**“Royal Gourmet”**

* Luxurious granite kitchen countertops with your choice of colour and edge profile.
* Stunning 3x6 subway tile or glass/marble mosaic tile backsplash.
* First upgrade stained maple cabinets in Kitchen to include extended uppers, crown moulding, one set of pots and pans drawers, light valance and fridge enclosure.
* Upgraded appliance package featuring a SubZero fridge, Wolf stove and upgraded Chimney style Stainless Steel hood and exhaust fan.

**“Royal Curb Appeal”**

* Traditional stained fiberglass or metal insulated over-height 8’ garage doors with beautiful glass inserts, decorative straps and hardware.
* Superior architecturally designed homes with inspired combinations of clay brick, Stone, stucco and exterior trim.Rear upgraded elevations to include additional windows, gables and precast accents.

\* stained from a selection of warm finishes from Builder’s Standard Samples (to finished areas, except tiled areas as per plan.

\*\*main stair, with oak treads, oak veneer stringers and risers to finished areas as per plan.

* All items as per plan/elevation. See Schedule ‘A’ for full details and disclaimers.
* All features and finishes from Builder’s Standard Samples
* E. & O.E