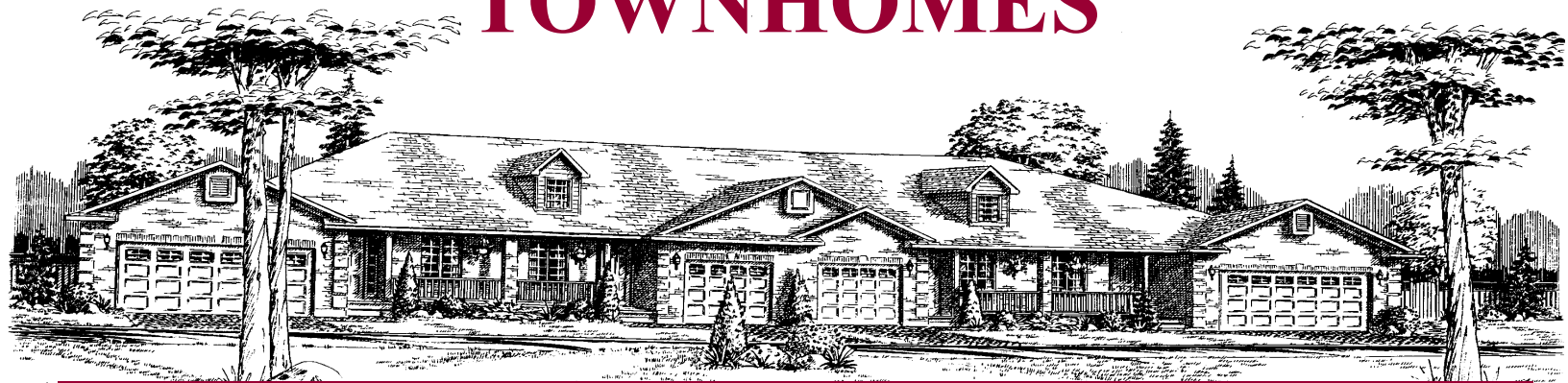




# Lanz Park Villas

## TOWNHOMES



### Features

#### Home Exterior

- Quality brick and maintenance-free vinyl siding
- Aluminum soffits, fascia, eavestrough and downspouts, colour coordinated
- Self-sealing shingles, 30 year limited Warranty
- Maintenance-free vinyl windows
- Insulated metal exterior doors
- Prefinished insulated metal sectional garage door
- Sodded front yard and seed side /rear yard
- Two exterior hose bibs, one in garage
- Concrete driveway and walk
- Platon basement water proofing
- Privacy fencing at rear

#### Interior Finishing

- Painted trim
- Closets fully trimmed around openings
- Nine foot Textured ceilings
- Choice of quality flooring throughout
- All painted surfaces are triple coated (one primer coat, two finish coats)
- Bullnose drywall corners throughout

#### Electrical & Mechanical

- High Efficiency forced air gas furnace
- Central Air
- HRV
- 100 amp electrical service
- Two exterior weatherproof electrical outlets, connected to safety ground fault circuit
- Telephone jacks
- Cable television outlets
- Kitchen rangehood exterior vented
- Washroom/ventilation fan
- Ceiling light fixtures in all finished rooms, except living room which has a switched wall outlet

#### Insulation

- R-50 blown-in ceiling insulation for superior comfort and energy savings
- R-24.5 perimeter wall fitted with fiber-glass friction-fit insulation
- Basement insulation to code
- Entire home wrapped with Tyvek paper, or equivalent, to reduce drafts
- Complete caulking to entire exterior

#### Kitchen/Bathroom/Laundry

- Kitchen cabinets
- Washroom vanity
- One piece acrylic bathtub
- Mirror in washroom
- Colour coordinated bathtub, vanity basin and insulated toilet
- Laundry area includes washing machine connections, heavy-duty dryer receptacle, and dryer vent



Chatham-Kent  
Home Builders Association



These specifications, due to continuous improvements and modifications, are subject to change without notice.

Fall 2019



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