

SAGE

1,232 SQFT



SAGE

2Bed + 2Bath

1,232 SQFT

SAGEFP



5. Interior Colors & Finishings

Flooring Colors

☐

Dakota

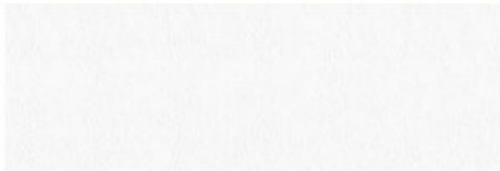
☐

Ainsworth

Millwork Cabinets

☐

Beach

☐

Modern White

Kitchen Backsplash



White Subway Tile

Laminate Countertops

☐

White

☐

Grey

Interior Walls



Chantilly Lace



STANDARD FEATURES

INCLUDED IN EVERY HOME

6. Standard Features

Construction Standards

- 1/12 roof pitch
- 2x6 exterior walls
- 2x4 interior walls
- 2x12 floor joists
- CSA certified pier foundation
- NovaWrap exterior building paper
- Fiberglass insulation
- Flat ceiling R40 / vaulted ceiling R32 / floor R31/ walls R22
- Vaulted living spaces (as per home plan)
- 200 amp Electrical Panel
- ½" Gyproc walls with square drywall corners
- Painted flat ceilings throughout
- White windows, PVC double pane, with screens
- Black front windows outside, white inside, PVC double pane, with screens
- Black 36" Vista Grande front door & white 36" flush side door, PVC in fiberglass
- White 6' sliding patio door, PVC double pane (where applicable)
- Includes placement and installation of home

Modern Exterior Features

- 12" side eaves with venting
- Black soffit, fascia & gutters
- Low-maintenance cement board siding
- Pressure-treated front porch with semi-trans and solid stain, includes black aluminum railings
- Brown pressure-treated back deck and side steps, includes black aluminum railings
- Asphalt driveway
- Front yard xeriscape landscaping, includes plants, and drip irrigation

Comfortable Interior Features

- 3-1/2" square baseboard, installed in lintel style
- 2-1/2" square trim around windows and doors
- Ceiling, trims & doors primed & painted two coats
- Interior walls primed & painted two coats
- White switches and electrical outlets
- LED pot lighting, 3000K throughout, interior & exterior
- Ceiling light fixtures in bedrooms & bathrooms
- Pendant lights above island (when applicable)
- Waterproof vinyl click flooring in all rooms
- White Lincoln Park interior doors
- Lever style door handles with square base
- White wire shelving in closets
- Window meeting egress code in each bedroom
- Carbon monoxide/smoke detectors in each bedroom and living space

Modern Kitchen Features

- 30" stainless steel range
- 30" stainless steel microwave/hood fan combination with exterior exhaust
- 30" stainless steel refrigerator
- 24" stainless steel dishwasher
- Double bowl stainless steel sink
- Chrome, single lever faucet with sprayer
- 36" lower cabinets with melamine boxes, adjustable shelves and melamine panels
- Chrome cabinet handles
- Soft-close hardware on all cabinets and drawers
- Laminate flat lay self-edge countertops
- 3x6 white subway tile backsplash
- Wire shelving in pantry

Contemporary Bathroom Features

- Quiet tech main bathroom fan
- 5' bathtub with smooth vinyl walls
- Shower in master bathroom with smooth vinyl walls, clear glass door
- Comfort height, Elongated toilets with slow close
- White porcelain sink with single lever Chrome faucet
- Chrome Bathroom accessories set
- 32" lower cabinets in melamine boxes, adjustable shelves and melamine panels
- Chrome cabinet handles
- Soft-close hardware on all cabinets and drawers
- Full size mirrors
- Laminate flat lay self-edge countertops with white subway tile backsplash

Mechanical & Laundry Room Features

- 40 GAL hot water tank
- High-efficiency electric forced air furnace with air conditioner
- 200 AMP electric service panel
- Rough-in for stackable washer/dryer
- Main water shut-off valve beside hot water tank
- Drop-in stainless steel sink and faucet in a melamine cabinet (when applicable)

12x24 Carport or Garage Selection

- | | | |
|---|---|---|
| ☐ Carport | ☐ Garage | ☐ Garage + |
| <ul style="list-style-type: none">• 6x6 post construction• 2x8 rafter construction• Black soffit and fascia• Asphalt parking surface | <ul style="list-style-type: none">• Black 8' PVC garage door + 2 remotes• Reinforced concrete garage floor• Not insulated or drywalled• 1x 3000K LED ceiling light fixture | <ul style="list-style-type: none">• Black 8' PVC garage door + 2 remotes• Reinforced concrete garage floor• Insulated, drywalled, mudded & taped• 1x 3000K LED ceiling light fixture |

Warranty Coverage

- 1 year - all interior and exterior finished items
- 2 years - plumbing, heating and electrical systems
- 5 years - water penetration on exterior building envelope
- 10 years - major structural defects

*Due to the current gaps in the global supply chain, all fixtures and items with varying lead times are subject to be substituted with a product of equal or higher quality, as required.

OPTIONAL UPGRADES

NOT INCLUDED IN STANDARD FEATURES

7. Optional Upgrades

Base Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops
- Undermount kitchen sink
- Cabinet LED lighting strips under upper cabinets
- 6 additional lower cabinet drawers on the range wall

☐ \$9,100 ^{+GST}

Flooring Upgrade Package

- Carpet in bedrooms with 7/16" foam underlay

☐ \$2,100 ^{+GST}

Bathroom Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops with undermount sink
- Rainfall shower head with a handheld shower kit in ensuite bathroom
- Handheld shower kit in main bathroom
- Tiled shower and bathtub walls

☐ \$7,000 ^{+GST}

Hardware and Fixture Color Upgrade

INCLUDES FOLLOWING ITEMS:

- Cabinet Handles
- Sink Faucets and Shower Fixtures
- Bathroom Accessories (Towel Holders, Toilet Paper Holder)
- Door Hinges
- Kitchen Sink

☐ Black \$1,750 ^{+GST}

☐ Satin Nickel / Stainless Steel

Appliance Upgrade Package

- Stainless steel, fingerprint resistant appliances
- 30" Smart Slide-in electric range
- 30" microwave/hood fan combo with exterior exhaust
- 36" french door refrigerator and freezer drawer, 25cu. ft.
- 24" dishwasher with 3rd rack and stainless tub
- Front load stackable washer with Load & Go dispenser
- Front load stackable dryer

☐ \$7,500 ^{+GST}

- Add Gas Range*
- 5 burner stovetop with true convection oven
- Stainless steel hood fan (deletes microwave)

☐ \$5,800 ^{+GST}

*Appliance upgrade must be selected in order to choose this option

Wyze Smart Home Upgrade Package

Elevate your home with the latest in smart technology and safety features. The Smart/Safe Home Upgrade provides convenience, energy efficiency, and peace of mind—perfect for modern homeowners who value security and innovation.

Package Includes:

- 2 Exterior Cameras: 24/7 property monitoring for enhanced security
- Doorbell Camera: See and communicate with visitors from anywhere.
- Smart Thermostat: Optimizes energy use and reduces utility costs
- 3 Climate Sensors: Maintain comfort and monitor indoor conditions.
- 3 Water Sensors & Probe: Early detection of leaks to prevent costly water damage.
- Smart Garage Door Opener with Camera: Secure and convenient garage access. (If garage not selected, a second doorbell camera will be installed at a side entry.)
- 3 Entry Sensors: Monitors Entry doors for added security. (Windows included for Hummingbirds and Dragonfly floorplans.)
- Smart Deadbolt Lock: Keyless, smart, and secure access for your home. (Front Door only)
- Home Hub Meter: Centralized control of all smart devices for seamless operation.

☐ \$3,000 +GST

Deck Upgrade Package

- Brown pressure-treated wood deck (≈280sqft)

☐ \$12,000 +GST

☐ Vinyl deck membrane + \$4,000 +GST

☐ Motorized awning + \$7,500 +GST

- Brown pressure-treated wood deck (≈112sqft)

☐ \$9,000 +GST

☐ Vinyl deck membrane + \$3,000 +GST

☐ Motorized awning + \$6,000 +GST

Upgraded Front Yard Landscape

- Xeriscape front yard landscaping
(zero maintenance, 1 zone drip irrigation)

☐ \$2,500 +GST

Backyard Landscape Package

- Backyard sod & irrigation OR xeriscape
- Decorative features area with plants and drip irrigation
- Rock edging around perimeter

☐ \$14,500 +GST ☐ Xeriscape ☐ Sod

Shed Addition

- Sheds include gravel base and landscape fabric

- 8'x8' (64 sqft)

☐ \$9,500 +GST

- 10'x10' (100 sqft)

☐ \$13,500 +GST

- 10'x15' (150 sqft) *only available through Crafted Sales

☐ \$17,500 +GST

Individual Upgrades

- | | | |
|--|--------------|--------------------------|
| • Black windows and doors on all elevations | \$3,500 +GST | ☐ |
| • Blinds- roller shades w safety cord | \$3,200 +GST | ☐ |
| • Kitchen skylight (24"x48") | \$5,000 +GST | ☐ |
| • Main bathroom skylight (24"x48") | \$5,000 +GST | ☐ |
| • Quartz countertops in Kitchen and Bathrooms | \$7,500 +GST | ☐ |
| • 6' patio door in master bedroom (includes landing) | \$5,500 +GST | ☐ |
| • Modern electric fireplace and drywall build out | \$5,500 +GST | ☐ |

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|---------------------------------|--------------|--------------------------|
| • 200AMP electrical panel | \$3,800 +GST | ☐ |
| • Electric car charger rough in | + \$900 +GST | ☐ |
| • Hot tub rough in | + \$900 +GST | ☐ |
| • 220V plug in garage | + \$900 +GST | ☐ |
| • Gas outlet for BBQ | \$1,500 +GST | ☐ |
| • One outdoor hot water tap | + \$900 +GST | ☐ |
| • Whole Home Water Softener | \$2,500 +GST | ☐ |
| • Under sink water filtration | \$1,800 +GST | ☐ |

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