

Signature Specifications

SINGLE FAMILY

QUALITY CONSTRUCTION

- Architecturally selected and coordinated elevations of brick or stone, premium siding and shingles to create distinctive and authentic architectural style.
- Fully engineered floor and truss system.
- Airy 9' main floor ceiling height.
- Approximate 8' basement ceiling (top of footing to underside of floor joist).
- Asphalt roof shingles as per architecturally designed palettes complete with manufacturers limited lifetime warranty.
- 23/32" OSB tongue and groove sub floor glued and screwed.
- 2x6 exterior wall, studs @ 24" on centre with 3/8" OSB wall sheathing.
- Low maintenance aluminum soffit, fascia, eavestrough and downspouts in an architecturally selected colour palette.
- Half height glass profile rear door, or sliding patio doors, as per plan.
- Low maintenance white windows. All operating windows have screens.
- 2 Vinyl slider basement windows. Window wells when required due to grades.
- Ultra durable fiberglass insulated front door as per architecturally selected colour palette.
- Foundation treated with a Dimpled Membrane wrap or spray membrane.
- Two (2) exterior lawn service taps, as per plan (where applicable).

COMFORT AND PERFORMANCE

- All exterior wall insulation is formaldehyde free.
- R50 attic ceiling cellulose insulation and R-22 wall batt insulation.
- Full height R-22 insulation on exterior basement frost wall.
- Window and exterior door openings receive low expansion spray foam seal.
- Dual pane Low E Argon gas filled windows.
- Forced air 96% efficiency natural gas furnace with flow through / drip humidifier and active heat recovery ventilator.

- Professionally cleaned ductwork.
- 50 US gallons / 42 imperial gallons / 189 liter hot water tank.
- Energy-efficient water saving showerheads, faucets and toilet tanks.

INTERIOR FINISHES

- Ceiling spray textured with knockdown finish.
- Drywall finished with square corner beads.
- Choice of luxury vinyl plank flooring (LVP locations as per plan).
- Choice of luxury vinyl tile flooring (LVT locations as per plan).
- Carpet with 8 lb. underlay (locations as per plan).
- MDF paint grade white baseboards and casing on all interior windows and doors.
- Smooth finished MDF profiled interior doors.
- Lever interior door hardware with a lifetime mechanical and finish warranty. Weiser front entry door hardware.
- Quality primer and 2 finished coats of quality paint on all interior walls.
- 12" deep free slide wire shelving in clothes closets. 12" tightmesh in linen closets.
- Designer-curated lighting package.
- White decora switches and receptacles throughout.

KITCHEN FEATURES

- Kitchen cabinets in choice of 2 profiles. Adjustable interior shelves and crown moulding.
- Choice of quality 1-1/4" thick self edge granite/quartz countertops.
- Designer-curated backsplash tile.
- Double stainless steel undermount sink with pull out faucet.
- Designer selected 5 piece stainless steel appliance package (fridge with water line, stove, dishwasher, hood fan, microwave).
- Pantry comes with 4 - 16" deep tight mesh wire shelves (as per plan).
- (Minimum 4 Slim Panel Lights) lights as per plan in kitchen.

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BATH AND LAUNDRY

- Spa inspired master ensuite includes tile shower with acrylic base, framed 5mm glass door, vanity with granite/quartz countertops, white porcelain undermount sinks.
- Chrome bathroom accessories.
- Designer curated tile backsplash.
- Chrome faucets with pop-up drains in all bathrooms.
- Full width mirrors over bathroom vanities with decorative lights above.
- Shut off valves on all faucets and toilets.
- Tile detail to the ceiling above acrylic tub surround in main bathroom.

SAFE AND SOUND

- Exterior weatherproof receptacles: one (1) at front door entrance and one (1) at rear door entrance.
- Hard-wired smoke detectors in every bedroom. Smoke/carbon monoxide detectors on every floor.
- EcoBee Smart Thermostat with built-in Amazon Alexa voice recognition.
- RG6 and Cat6 structured wiring with quick pass conduit and TV backing in key locations- as per plan.
- Two wall mounted duplex outlets in the garage.
- All bathrooms equipped with GFCI protected wall outlets.
- Outlet for exterior lights on a separate circuit and switch.
- Wifi compatible belt-driven garage door opener, complete with 2 remotes and keyless entry.
- **Installed and Integrated Home Automation:**
 - Samsung Smart Things Home Automation Hub
 - Amazon Echo Show device
 - Ecobee Thermostat
 - Caséta by Lutron Wireless Smart Bridge Pro
 - Lutron Pico™ Wireless Control (x2)
 - Lutron Smart Home Wall Light Switches and Dimmers (x3)
 - Ring Video Camera Door Bell
 - Weiser Automated Keypad Front Deadbolt

- Samsung Smart Things multi-purpose sensors/door contacts (2 locations)
- Samsung Smart Things interior Motion sensors (2 locations)
- Garage Door interface (allowing integrated app control of your garage overhead door)

ROUGH-INS FOR FUTURE

- Garburator outlet for future connection.
- Deck nailer provided for future deck installation.
- Washer and dryer connections.
- EV charger rough-in inside the garage (not available with detached garages).
- Solar wiring roughed-in.

PEACE OF MIND



- Genesis Builders Group is a BILD award winning builder.
- Genesis Builders Group is a Credited Master Builder.
- Certified Moisture Control Technicians on staff.
- Canadian Home Builders Association, Calgary Region, Member.
-  Construction material recycling program.
- New home warranty.
- Warranty enrollment fee is included in the price of your home.
- Designer Collections are professionally curated to mix and match your style your way with confidence.
- Customer service professionals on staff.
- EnerGuide Certified.