The Robson
Naramata, BC

Specifications and Finishings

GENERAL CONSTRUCTION

- B.C Building Code Construction
- 2/5/10 Home Warranty
- High efficient BC Energy Step Code Level 4 compliant
- Concrete slab on grade foundation
- Residential architectural pitched roof (9/12 pitch)
- Fiber cement board and batten, lap siding, and shingle siding materials.
- 2 exterior materials per home
- 4" smartboard window and corner trim
- Asphalt shingle roofing with high-temp self-adhered underlayment.
- Metal accent roofing to lower roofs over porch and deck
- 18" roof overhang throughout
- 2x6 exterior walls
- 2x4 interior walls
- 9' ceilings on all levels. Vaulted ceiling in Master Bedroom
- Painted drywall throughout
- R-24 wall insulation.
- R-50 ceiling insulation
- Two-zone, 3-ton 23 SEER heat pump heating and cooling system with ceiling units (one per floor in ceiling space ducted to each room). Back up electric baseboard heaters
- Lifebreath HEPA air filter and Fantech HRV
- 36" exterior doors
- Exterior coach lights
- Double glazed with Argon, Low-E, insulated spacer vinyl windows complete with screens
- Wood front porch and rear patio
- Exterior GFI electrical outlets at front & rear patio
- 2x Exterior frost-free hose bib (1 front & 1 back)

The standard specification listed are subject to change and should be used as a guide.
**Upgrades available

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KITCHENS

- Solid surface counter tops (engineered quartz)**
- Moen faucets
- Double bowl stainless-steel kitchen sink
- Shaker style doors with soft close drawers' and pulls**
- Island with overhang for seating
- Stainless Whirlpool dishwasher
- Stainless Whirlpool electric range
- Stainless counter depth Whirlpool refrigerator with water and ice
- Stainless Whirlpool 30" combination microwave/hood fan
- 24" deep pantry behind kitchen island with millwork shelving
- Tile backsplash behind range and above counter**
- Under cabinet lighting
- 3 x pendant lights over kitchen island

BATHROOMS

- Millwork vanity with solid surface counter tops (engineered quartz) **
- Moen single-hole faucet and tub/shower fixture
- 30"x 38" centered mirrors
- Vanity lights above sinks (main bathroom & ensuite) *
- American standard undermount sinks
- Pot light over tub/shower in main bathroom & ensuite
- Tiled tub and shower surround
- Custom tile shower with frameless glass door to shower in ensuite **
- Power bath fan(s) on HRV & GFI receptacle.
- Minimum 1 towel bar, 1 robe hook, 1 toilet paper holder, and 1 hand towel hanger per upper floor bathroom in black
- Floating 24" vanity in powder room
- Auto-on toe-kick lighting
- Tile backsplash above countertops **

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INTERIORS

- Luxury vinyl plank flooring throughout
- MDF baseboard and window casing package (3.5-inch baseboard 2.5 inch window and door casings)
- White switches and receptacles.
- Modern flat panel interior passage doors
- LED 4" pot lights in kitchen, living, and hallways
- Melamine millwork shelving in Master Bedroom Walk in closet, front entry hall closets and pantry
- Wire closet shelving in Bedrooms 2 and 3
- Pony wall along stairwell in upper floor hallway
- Laundry closet on upper floor
- Recessed television boxes in living room and primary bedroom
- 12" flush mount LED lights to bedrooms 2 and 3 and light switch for lower lamp receptacle
- Feature light fixture in Master bedroom, living room and over dining table
- 1 paint color for main floor, 1 paint color for bathrooms

EXTERIORS

- Individually landscaped front and rear yards following drought tolerant and fire smarting principles.
- 6' fencing at rear yards with gates to rear parking and each side yard
- Gravel, open parking space off rear lane
- Dark sky conscious exterior lighting

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UTILITY SERVICES

- 200 Amp electrical panel
- Whirlpool washer & dryer (stacked in upper floor closet
- Smoke / carbon monoxide detector(s)
- Radon venting as per BC Building Code
- 60 gal Efficient electric hot water tank
- Rough-in for electric vehicle parking space off rear lane
- Rough in for solar PV

AVAILABLE UPGRADES

- Tile flooring in bathrooms
- Engineered hardwood floors
- Electric in floor heat
- Installed EV charger
- Detached garage
- Appliance upgrade package
- Installed solar system

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