

ADVANTAGE

» SPECIFICATION «

Front Drive



INSPIRING
DESIGN



QUALITY
CRAFTSMANSHIP



FLEXIBLE SMART
HOME FEATURES



ENERGY
EFFICIENCY

With higher standards, greater flexibility and our commitment to sustainable living, you'll absolutely love what's included in your new Morrison home.



KITCHEN

- Stainless steel appliance package, including 22 cu. ft. bottom mount fridge with water line and ice maker, self-clean smooth top range, energy star dishwasher and 600 CFM chimney hoodfan and Panasonic® built-in microwave with trim kit
- Gourmet level quartz countertops with undermounted Silgranit sink and pull-out faucet
- Walk-in pantry with motion activated light and 4 rows of tight mesh shelving†
- 5 LED pot lights and Decora® island plug
- Deluxe quality kitchen cabinets with top moulding in your choice of oak, maple, paint grade or thermofoil with a multitude of door styles and stains/colours to select from
- Pantry style cabinet for built-in microwave with drawers for pots and pans
- Full height kitchen backsplash with schluter edge trim in stack or bricklay install
- USB counter plug
- Ask about our Gourmet Kitchen Package*



BATHROOM

- Deluxe drop-in soaker tub‡
- One-piece fiberglass shower unit with 6mil shower door (5mil side panels) and chrome D handle‡
- One-piece fiberglass tub/shower unit
- Tile trim around tub/shower with schluter edge trim in stack o bricklay install
- Quartz vanity tops with undermounted basin sinks
- Pedestal sink with mirror above and pendant light in powder room
- Ask about our Spa Package*

FLOORING

- Level 1 plank flooring on main floor (excluding tiled areas and bedrooms where applicable)
- Ceramic tile in laundry room, main bath, ensuite and mudroom
- High quality cut pile stain release carpet with underlay

Due to ongoing changes and improvements to our specifications, variations may exist between our current written specifications and how the show home was built at the time of its completion. In the case of any discrepancy, the written "Schedule A" specifications will prevail. Please consult your Morrison Homes representative for details. Model home photographs in this document may show upgrades or non-standard items. Revised March 2021.

† If applicable ‡ As per applicable model

Connectivity Feature

Sustainability Feature



THE HOMEBUYER'S BEST FRIEND™



SMART HOME

- WiFi compatible door opener^{±/†}
- All-in-one smart thermostat
- WiFi compatible 1080p front door bell video camera
- Smart lighting system. Includes 1 smart bridge, 5 wireless dimmer switches, and 1 remote with pedestal or fixed
- Connect with your preferred smart home hub (Google Home, Amazon Echo, etc.)



INTEGRITY

- Engineered floor system and engineered beams with 23/32" T & G floor sheathing, glued, nailed then screwed
- Choice of insulated fiberglass exterior front door styles
- Deck stringer included as per optional deck plan
- Exterior walls 2 x 6 – 24" on centre, all interior walls are 2 x 4 – 24" on centre
- 8'4" foundation walls

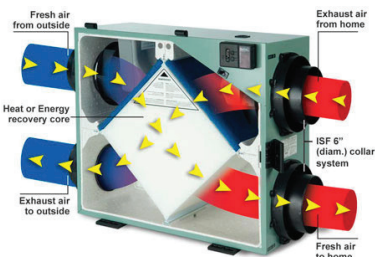


- Basement walls are framed floor to ceiling at 24" on center with R-20 batt insulation and vapor barrier
- Pre-cast concrete front verandah/stairs
- Pre-finished aluminum railing on pre-cast concrete steps (as required by code)
- Exteriors designed with aluminum soffits, fascia and eavestrough
- Drywall, one coat of tape and insulated garage^{±/†}
- Steel insulated garage over head door(s) with garage door opener with built in WiFi, two controls and wireless keypad^{±/†}
- Garage built with electric car rough-in^{±/†}
- Driveway is poured full width of garage^{±/†}



LIVEABILITY

- 9' main floor ceiling[±]
- Energy efficient LED bulbs
- White Decora® light switches and plugs
- Structured wiring includes Cat6 and RG6 with terminated plates
- Wireless access point rough in (non terminated)
- Top load high efficiency washer/dryer



WINDOWS

- PVC main and upper windows with full vinyl jamb extensions, Low E glazing and Argon gas
- Large vinyl basement window(s) (egress compliant)

FINISHINGS

- One coat tinted base coat plus walls painted in two coats paint in durable eggshell finish
- Choice of two standard paint colours
- Complimentary consultation with Selection Studio consultant throughout the interior selections process
- Knock down spantex textured ceilings
- Your choice of Heritage or Mission paint grade finishing package (including decorative door headers in common areas)
- Choice of 2 styles of smooth interior door
- Single and double swing doors throughout, with bi-fold closet doors in secondary bedrooms
- Iron railing with shaker type top rail and rail return post^{±/†}
- Energy efficient 50" electric fireplace with drywall detail
- White wire freeslide shelving in closets with 4-rows of sweater shelves at the master walk-in closet

VENTILATION

- High efficiency direct vented furnace with electronic ignition
- Power vacuum heating duct work and furnace prior to move-in
- Drip-style humidifier
- Heat recovery ventilator system
- Rough-in plumbing for future 3-piece basement bathroom including water lines and HRV 'T' roughed-in
- Back flow prevention valve
- High-efficient 50 gallon gas hot water tanks
- R50 attic insulation and spray foam insulation around exterior doors, windows and penetrations for superior energy efficiency



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