



THE SANDALWOOD

A LAKESIDE COMMUNITY

QUALITY HOME FEATURES

Kitchen Features:

- Granite counter tops as per builder standard selection
- Quality cabinetry, with extended upper cabinets with crown moulding as per builder standard selection
- Unique layouts with pantries & breakfast bars, as per plans

Electrical:

- Quality ceiling fixtures in all bedrooms, hallways, kitchen, dinette, bathrooms and laundry.
- Two exterior outlets, one in garage and one at rear of house located as per plan
- A convenient garage door opener receptacle
- 2 Pre-wired cable TV & telephone service outlets and Rough-in CAT 5
- Designer selected exterior coach style lamp(s)

Paint:

- Smooth ceiling in kitchen, laundry, powder room and all bathrooms.
- Walls to be painted in a warm grey colour
- Interior trim and doors to be painted in a contrasting white semi-gloss paint.

Bathrooms Features:

- Quality Ceramic 8 x 10 wall tiles in tub enclosures and separate shower stalls as per builder standard selection.
- Quality cabinetry as per builder standard selection.
- Single lever Moen washer-less faucet with pop up drains in all bathrooms

Interior Trim Work:

- Smooth panel interior doors with lever satin nickel finish hardware. Deadbolt locks for all exterior doors.
- Trim to include 4" baseboard, and 2 ¾" casing as per builder standard selection.
- Natural finished oak stairs from first to second and third floors with oak railing and upgraded 1 3/4" pickets on oak nosing in a natural oak finish including stair landings.

Heating:

- A Heat Recovery Ventilator will be installed in every home which helps to ensure healthy indoor air quality.
- Optional fireplace as per plan.

Laundry Features:

- Conveniently located laundry areas as per plan

Flooring:

- Quality 12 x 12 or 13 x 13 imported ceramic floor tiles as per builder standard selection.
- Quality 3" natural oak finish through-out Ground Floor, Main floor and upper hallways (except where tile is laid) as per plan and builder standard selection
- Quality Carpeting on under pad in all bedrooms, Finished Recreational rooms and Dens as per plan and builder standard selection

Quality Structural and Environmental Features:

- Basements will have a rough-in 3-piece bathroom.
- All sinks and water closets have water shut off valves for serviceability and convenience.
- Double glazed oversized sliding doors and/or garden door as indicated on plan
- Access from garage to interior as indicated on brochure (grade permitting)
- Insulated metal front entry door(s) includes glass insert or sidelight with elegant grip set and dead bolt lock (per plan)
- Garages are fully drywalled and taped.
- Ceiling height on the main floor are 9 feet.
- Expansive open concept and traditional interiors with updated open two storey design features in all applicable models.
- Amenity walkways are a finished corridor with heating, painted walls, trim, electrical and tiled flooring.

Exterior:

- Covered porches and balconies with decorative columns enhancing selected elevations.
- Two (2) exterior hose bibs; one in garage and one at rear area of house (location as per plan)
- Premium lots will feature exterior wood decks and railing or Juliette type Balconies. Sizes may vary as per plan

OUR GUARANTEED COMMITMENT TO QUALITY+

The Royalcliff Homes Excellence Program starts with innovative designs and quality construction with a superior level of craftsmanship, which is complimented by our friendly and reliable Customer Service Program. Royalcliff is pleased to provide a comprehensive décor service program to assist Purchasers in the selection of interior finishes. Royalcliff Homes has earned an excellent rating for after sales service and has received the coveted "Seal of Excellence Award" by TARION.

