

# ROYAL TUSCAN



## UNIT FINISHES

- Approximately nine foot ceilings on all levels throughout (some exceptions apply)
- Eighty inch designer doors complete with lever handles.
- Luxury vinyl flooring throughout except for bathroom and laundry area
- Stylish casing and baseboards throughout, painted with premium semi-gloss latex paint
- Smooth finished ceilings painted with flat latex paint
- All walls painted with premium satin sheen latex paint

## GOURMET KITCHEN

- Fully integrated appliances including:
  - 24" counter depth refrigerator
  - 24" stove
  - 18" panel ready dishwasher
  - microwave hood fan
- Quality custom cabinets with extended height uppers
- Stainless steel undermount sink with pull out faucet, or equivalent
- Designer selected backsplash tile
- Ceiling light fixture centered in kitchen



## BATHROOMS

- Imported porcelain floor tile.
- Custom designed cabinetry with quartz countertop and undermount sink and faucet
- Decorative lighting and mirror over vanity
- Imported porcelain/ceramic wall tile in shower and tub area
- Acrylic shower base
- Shower light in all stand-alone showers
- Single lever pressure balanced chrome shower faucet in all shower units and tub areas.
- High efficiency water saving toilet
- Bathroom accessories including towel bar and toilet tissue dispenser
- Exterior vented exhaust fan

## LAUNDRY

- Stacked washer and dryer
- Imported porcelain/ceramic floor tile

## HEATING, MECHANICAL & ELECTRICAL

- Individually controlled heating and cooling systems in each unit
- Separately metered electrical
- 100AMP electrical service with circuit breakers
- Counter level GFI outlets in the kitchen for small appliances
- Premium light fixtures throughout
- White decor switches and receptacles throughout.



Please note:

1. All items are as per plan and based on Builder's Standard Sample.

2. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. E & O.E.