



**MILLSTONE
HOMES**

www.millstonehomes.ca

EXPERIENCE HIGHLAND

Your getaway
in the heart of
London.



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Elegant Custom Kitchens

YOUR INTERIOR






- | | |
|---------------------------------|---|
| HVAC |  Heat Recovery Ventilation system included. Two stage high-efficiency variable speed furnace coupled with high-low wall returns. 13 SEER rating with limited dehumidification. Includes a central air conditioning unit to be sized. |
| ELECTRICAL | 200 amp with circuit breaker panel. Wiring in accordance to Ontario Hydro's building code. Premium self seal electrical box units on all exterior walls & ceilings. Stove & Dryer have separate 220 volt outlets. |
| FIREPLACE
THERMOSTAT | Rectangular electric 1 sided unit in great room (as per plan).
Programmable unit. |
| INSULATION | R24 insulation in all exterior walls, R50 insulation in ceilings, and basement to be studded with R20 insulation. |
| DETECTORS
GAS METER | Smoke and Co2 detectors are located as per code requirements.
Installed by Union Gas to standard policy. |
| VACUUM |  Central vacuum unit, hose and powerhead included. |

YOUR EXTERIOR

WINDOWS		European title & turn style. High energy efficiency, 30% thicker glass than standard, with metal reinforcement, multi-point locking system for a tight sound and air barrier. Screens for all operational windows.
FRONT ELEVATION		Include stone & brick selections from Permacon. Stucco from a range of colours from Benjamin Moore. Cedar, stained natural, medium or dark with UV protectant. As per plan.
ROOF		Pre-engineered wood trusses, lifetime selfseal Shaker Shingles.
GARAGE		Insulated garage doors from a range of builder selected colours.
DOORS		European, multi-point locking, vinyl clad, metal reinforced doors.
DRIVEWAY		Poured concrete walkway and driveway.
LOT		Fully graded, sodded & serviced.



FEATURES and SPECIFICATIONS

FLOORS		World sourced selection of wide engineered hardwood floors, for whole main floor & upstairs hallways. TJI Engineered floor system with 5/8" T&G plywood, nailed, screwed & glued down. Marble tile in laundry & upstairs bathrooms.
KITCHEN		Custom kitchen with \$20,000 budget, including soft close drawers, dovetailed workmanship, bloom hardware, with a variety of gloss finishes. Single or double stainless steel under mount sink.
BATHROOMS		Custom bathroom vanities. Low consumption, dual flush toilets with soft close lips. The master bathroom includes a free standing modern tub from London Bath, glass in the master shower & mirrors throughout. Floor drain and rough-in for future 3-piece bathroom in basement.
PAINT		5 colour selection with 3 coats where applicable. Wall paint is latex flat finish, trim to be acrylic semi-gloss Premium.
STAIN		Where applicable in 3 coat application.
STAIR & RAILING		Hardwood with black metal spindles.
LIGHTING		Electrical 20 LED pot light allowance with a lighting fixture budget of \$5,000.
COUNTERS		Hard surface countertops.
CEILINGS		Flat finish throughout.
GARAGE		Drywalled interior walls and one coat painted.
LAUNDRY		Sink vanity included.
WATER HEATER		RUC80i tankless high efficiency rental from Reliance Home Comfort.

HIGHLAND MAP

