



## Interiors

- Great Room plans
- 2 & 3 bedroom with 2 ½ baths
- Hardwood throughout main floor
- Professionally designed colour schemes
- Granite counters in kitchen & ensuite
- 10ft ceilings on main floor
- Vaulted ceilings ~ some models
- Gas fireplace with designer surround
- Custom lighting & decora switches
- Detailed baseboard mouldings & door casings
- Phone, cable & computer outlets
- Rough-in security & vacuum system
- Energy efficient gas furnace & hot water tank
- Crown mouldings

## Exteriors

- Architecturally designed craftsman homes
- Classic dormers & detailing
- Stucco exterior
- Landscaped front & rear yards
- Fenced rear yard
- Energy efficient vinyl windows
- Roof ~ 40 year warranty
- 40 year waterproof membrane on foundation
- Structurally engineered
- Hose bibs front & rear
- Detached garage with opener

## Gourmet Kitchens

- Craftsman style cabinets
- Decorative ceramic tile backsplash
- Granite countertops
- Double s/s sink with 2 handle faucet
- Convenient pantry ~ some models
- 5 piece appliance package

## Elegant Bathrooms

- Craftsman style cabinets
- Slate/tile floor in ensuite
- Extra large shower in ensuite
- Stylish bathroom accessories
- Decorative mirrors
- Custom lighting

## About the Builder

- Quality workmanship
- Local community builder since 1991
- Georgie Award winner
- Canadian Home Builders Assoc. Member
- 2-5-10 year New Home Warranty
- Builder of Maple Wynd, Cranley Village & Ocean Park Glenn

## Upgrade Options

- Appliance package
- Finished basement



*In a continuing effort to improve our product, the builder reserves the right to modify existing plans, dimensions, specifications, features and prices without prior notice.*

*Nico River Developments Ltd.*

*(Revised: Sept 4, 2008)*