

FRONT DRIVE HOME

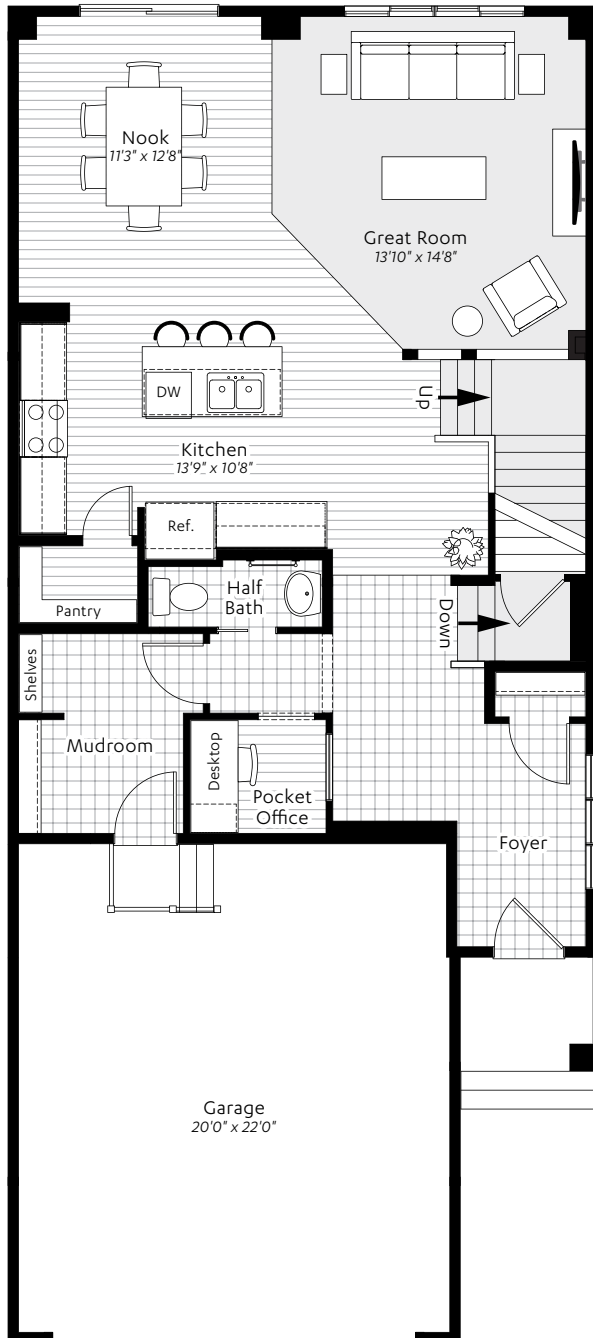
# BRADFORD

IN MAHOGANY

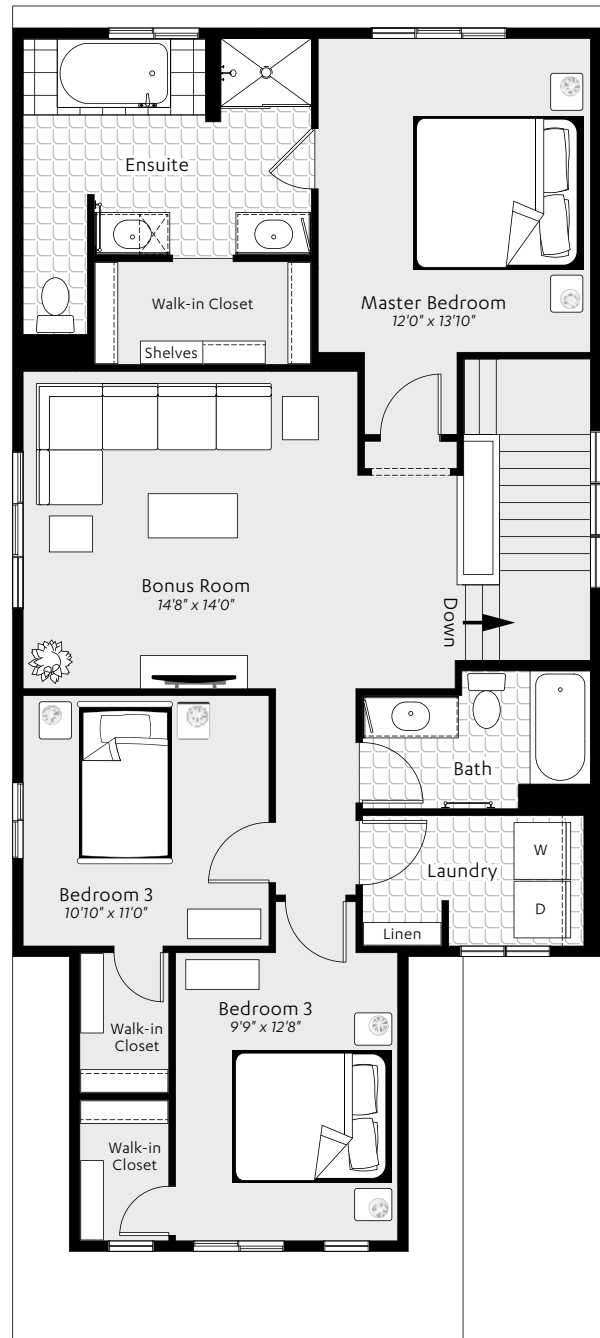


3 Bedrooms | 2½ Baths | Two Storey  
2246 sq. ft. finished + 633 sq. ft. unfinished basement

Main Floor | 995 sq. ft.



Second Floor | 1251 sq. ft.



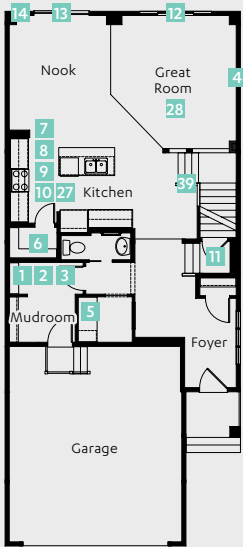
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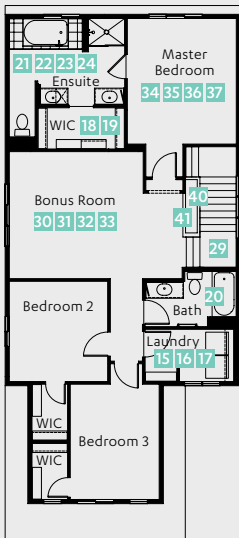


# OPTION LOCATION OVERVIEW

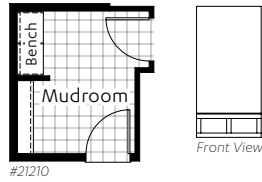
## Main Floor



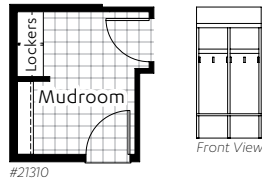
## Second Floor



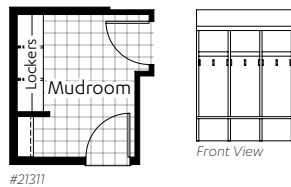
- 1** Mudroom with Bench:  
- Bench is 4' in length



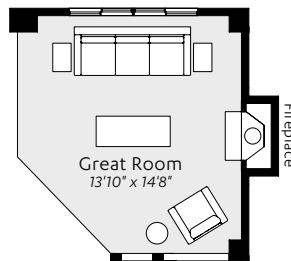
- 2** Mudroom with 4' Lockers:  
- Total length is 4' with 2 lockers, 3 hooks per cubby



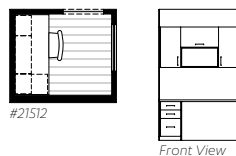
- 3** Mudroom with 6' Lockers:  
- Total length is 6' with 3 lockers, 3 hooks per cubby



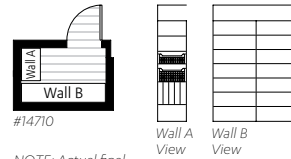
- 4** Great Room Fireplace Location:  
- Choice of fireplace finishing options available; see your sales representative for details



- 5** Desktop Upgrade Level 2:  
(NOTE: Desktop Upgrade Level 1 is included in this plan)  
- Laminate top with bank of drawers plus upper cabinets with open book shelf  
- 2 1/4" hole in desktop for cords

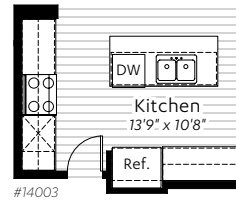


- 6** Pantry Upgrade:  
- White melamine shelves  
- Small and medium pull-out wire baskets  
- Tray dividers

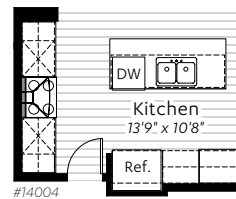


NOTE: Actual final built-in may vary from drawing based on site conditions.

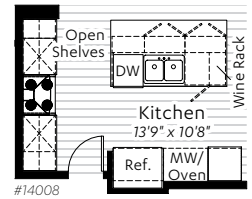
- 7** Kitchen Upgrade Level 1:  
- Island increased from standard 6'0" x 3'0" to 6'6" x 3'0" (includes additional light above island)  
- Cabinet upgrade to max 42" upper cabinets with step up above microwave and fridge  
- One set of pots and pans drawers beside stove



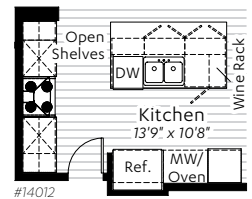
- 8** Kitchen Upgrade Level 2:  
- Island increased from standard 6'0" x 3'0" to 7'0" x 3'0" (includes additional light above island)  
- Cabinet upgrade to max 42" upper cabinets with finished height consistent throughout kitchen  
- Chimney-style hoodfan included with full height tile behind  
- Two sets of pots and pans drawers beside stove  
- Built-in microwave included with trim kit



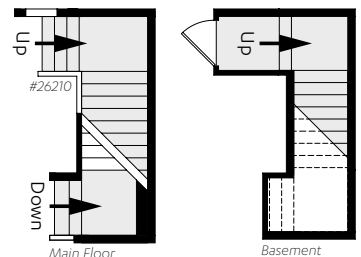
- 9** Kitchen Upgrade Level 3:  
- Island increased from standard 6'0" x 3'0" to 7'0" x 4'0" (includes additional light above island, wine rack, open shelves and extra storage)  
- Cabinet upgrade to max 42" upper cabinets with crown moulding extended to ceiling throughout kitchen  
- Chimney-style hoodfan included with full height tile behind  
- Three sets of pots and pans drawers (one to each side of stove and one below the cooktop)  
- Built-in microwave and wall oven included with trim kit  
- Electric cooktop included with lower base cabinet



- 10** Kitchen Upgrade Level 4:  
- Island increased from standard 6'0" x 3'0" to 7'0" x 4'0" (includes additional light above island, wine rack, open shelves and extra storage)  
- Cabinet upgrade to 36" and 12" stacked cabinets with crown moulding extended to ceiling throughout; upper 12" cabinets include clear glass fronts with lighting  
- Chimney-style hoodfan included with full height tile behind  
- Three sets of pots and pans drawers (one to each side of stove and one below the cooktop)  
- Built-in microwave and wall oven included with trim kit  
- Electric cooktop included with lower base cabinet  
- Pull-out garbage/recycle drawer  
- Tip-out sink tray in front of sink  
- Under cabinet lighting over counter areas

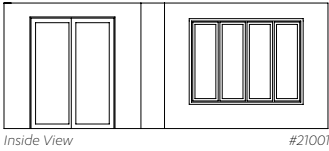


- 11** Developed Basement Stairwell:  
- Door moves from main floor to basement  
- Stairwell with finished walls and carpeted stairs



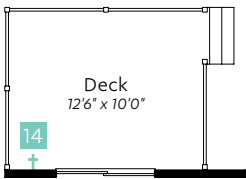
**12** 9' Main Floor Window Package:

- Rear windows increased up to an additional 12" in height
- Rear windows upgraded to casement windows
- Patio door increased from 7'0" to 8'0" high



**13** Rear Deck

- Stairs to yard (number of stairs depends on grading)
- Deck materials as selected on "Schedule B"

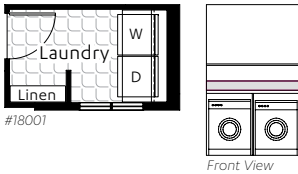


**14** Gas Line for BBQ:

- See "Rear Deck" option for placement
  - (NOTE: Does not require "Rear Deck" option for purchase and is sold separately)
- #986098305

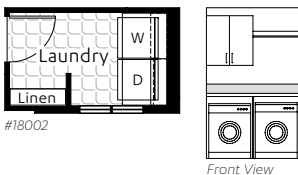
**15** Laundry Upgrade Level 1:

- Laminate countertop above washer and dryer with wire shelf above
- 6" tile backsplash above countertop



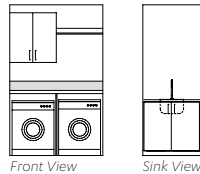
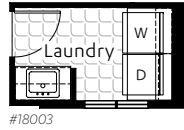
**16** Laundry Upgrade Level 2:

- Laminate countertop above washer and dryer
- 6" tile backsplash above countertop
- Upper cabinet with wire shelf with hanging rod



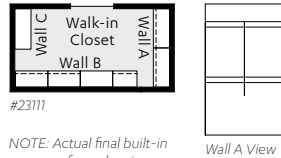
**17** Laundry Upgrade Level 3:

- Laminate countertop above washer and dryer
- 6" tile backsplash above countertop
- Upper cabinet wire shelves with hanging rod
- Laundry sink with faucet and lower cabinets

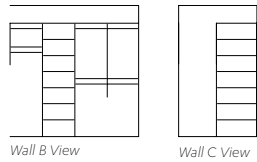


**18** Walk-in Closet Upgrade Level 1:

- Open shelving above closet organizer
- Single hanging area for long clothes
- Tower with white melamine shelves
- Double hanging areas for short clothes

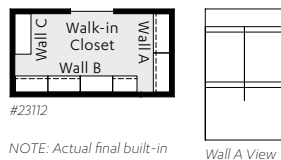


NOTE: Actual final built-in may vary from drawing based on site conditions

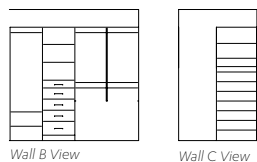


**19** Walk-in Closet Upgrade Level 2:

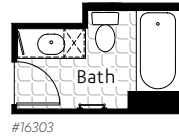
- Open shelving above closet organizer
- Single hanging area for long clothes and shoe storage below
- Towers with white melamine shelves, shoe storage, jewelry insert and drawers
- Double hanging areas for short clothes (tie rack and scarf rack included)



NOTE: Actual final built-in may vary from drawing based on site conditions

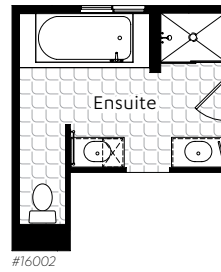


**20** Bank of Drawers to Main Bath



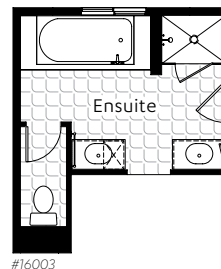
**21** Ensuite Upgrade Level 1:

- Tub size increased to 72" x 36" soaker
- Cabinet-style medicine cabinet
- Shower tile surround extended to ceiling



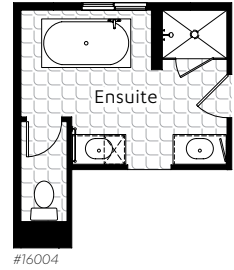
**22** Ensuite Upgrade Level 2:

- Tub size increased to 72" x 36" soaker
- Cabinet-style medicine cabinet
- Fully tiled shower with acrylic base and swinging shower door with chrome frame
- Vanities raised to 36"
- Door added to water closet



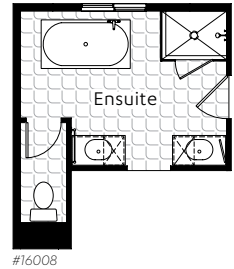
**23** Ensuite Upgrade Level 3:

- Tub upgrade to 66" x 36" free-standing soaker
- Cabinet-style medicine cabinet
- Fully tiled shower with acrylic base and swinging shower door with chrome frame
- Vanities raised to 36"
- Door added to water closet
- Tile surround to wall by tub area to match height of vanity backsplash
- Additional light above free-standing tub



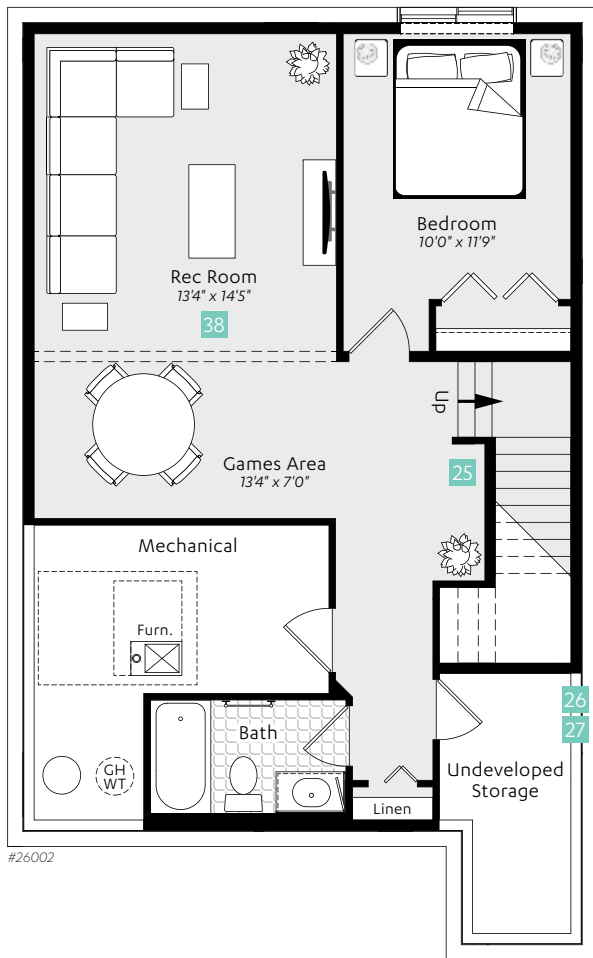
**24** Ensuite Upgrade Level 4:

- Tub upgrade to 66" x 36" free-standing soaker
- Cabinet-style medicine cabinet
- Full height tiled shower with tiled base, square drain, swinging shower door with chrome top and glass wall
- Chrome bath fixtures including rain showerhead, hand-shower on slide bar and diverter
- Vanities raised to 36"
- Second bank of drawers to second vanity
- Door added to water closet
- Tile surround to wall by tub area to match height of vanity backsplash
- Additional light above free-standing tub



# LOWER LEVEL OPTIONS FOR BRADFORD IN MAHOGANY

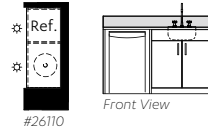
## Basement Development Option Level 1 633 sq. ft.



### 25 Wet Bar in Basement Development Option:

- Laminate countertop with lower cabinets
- Stainless steel mini-fridge included
- 6" tile backsplash
- Two 4" mini LED pot lights above

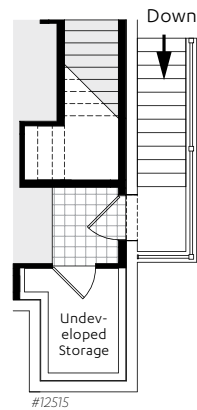
(NOTE: Pot light locations may vary based on site conditions)



### 26 Concrete Stairwell in Basement Development Option:

- 6-panel entry door
- Tile at stairwell entrance
- Exterior light and plug
- Aluminum railing with handrail to top
- Floor drain
- Allowance for 12 risers

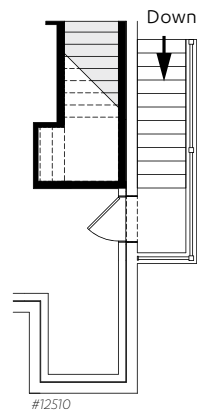
(NOTE: Actual number of risers required will be determined by site conditions)



### 27 Concrete Stairwell in Undeveloped Basement:

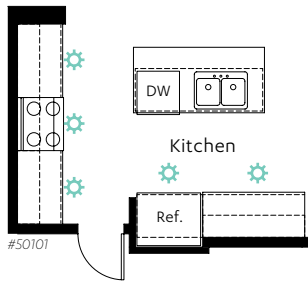
- 6-panel entry door
- Exterior light and plug
- Aluminum railing with handrail to top
- Floor drain
- Allowance for 12 risers

(NOTE: Actual number of risers required will be determined by site conditions)



# CEILING OPTIONS FOR BRADFORD IN MAHOGANY

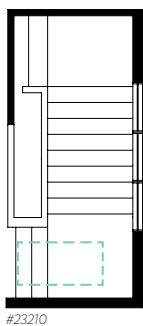
**27** Pot Light Kitchen Layout\*:  
- 6' LED pot lights including dimmer switch



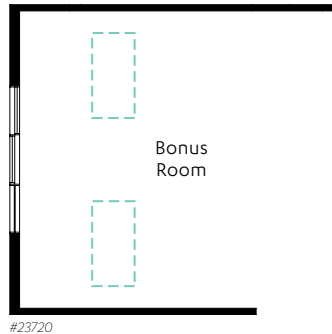
**28** Pot Light Great Room Layout\*:  
- 6' LED pot lights including dimmer switch



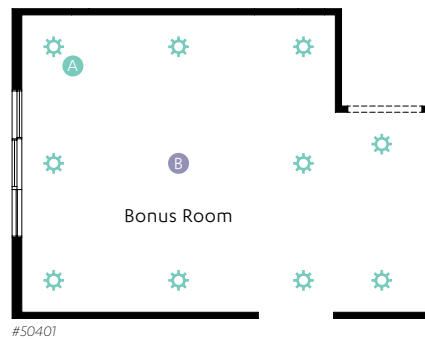
**29** Skylight Above Second Floor Stairwell for **Elevation A**:  
- 2' x 4' skylight with flared opening



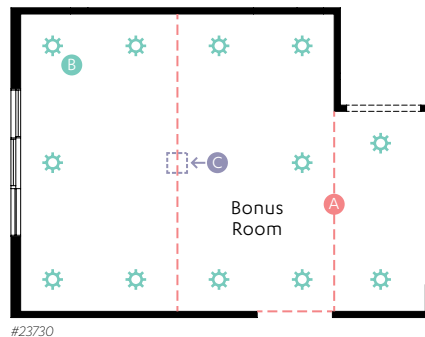
**30** Skylights Above Bonus Room for **Elevation B and C**:  
- 2' x 4' skylights with flared openings



**31** Pot Light **A** Bonus Room Layout:  
- 6' LED pot lights including dimmer switch  
Check Option Below if on "Schedule B":  
 Ceiling Fan Rough-in Location **B**  
#974098205

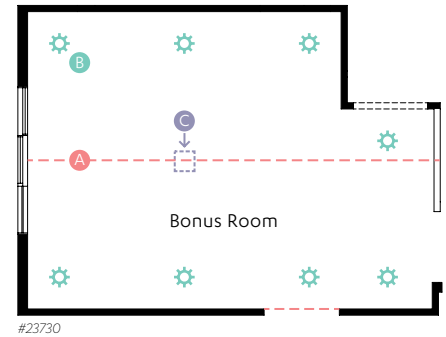


**32** Vaulted Ceiling **A** Bonus Room Layout for **Elevation A**:  
- 6' pot lights including dimmer switch  
Check Option Below if on "Schedule B":  
Options:  Pot Lights **B** #50401  
 Ceiling Fan Rough-in with Box Fixture **C** #974098205



**33** Vaulted Ceiling **A** Bonus Room Layout for **Elevation B and C**:  
- 6' pot lights including dimmer switch

- Options:  Pot Lights **B** #50401  
 Ceiling Fan Rough-in with Box Fixture **C** #974098205



**34** Pot Light **A** Master Bedroom Layout:  
- 6' LED pot lights including dimmer switch  
- Includes standard centre light fixture  
Check Option Below if on "Schedule B":  
 Ceiling Fan Rough-in Location **B**  
#974098205



\*Actual number of pot lights and locations may vary based on site conditions.

# CEILING OPTIONS FOR BRADFORD IN MAHOGANY

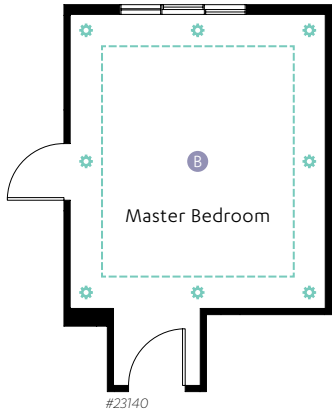
## 35 Tray Ceiling with Pot Lights **A**

Master Bedroom Layout:

- 4" mini LED pot lights including dimmer switch
- Includes standard centre light fixture

Check Option Below if on "Schedule B":

- Ceiling Fan Rough-in Location **B**  
#974098205



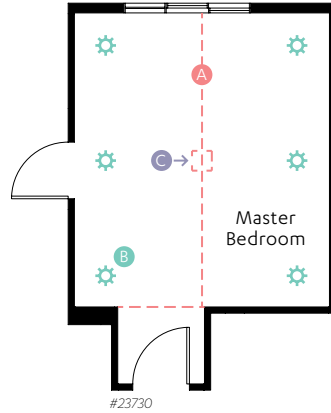
## 37 Vaulted Ceiling **A** Master Bedroom

Layout for **Elevation B and C**:

- 6" LED pot lights including dimmer switch
- Includes standard centre light fixture

Check Option Below if on "Schedule B":

- Pot Lights **B** #50301
- Ceiling Fan Rough-in Location **C**  
#974098205



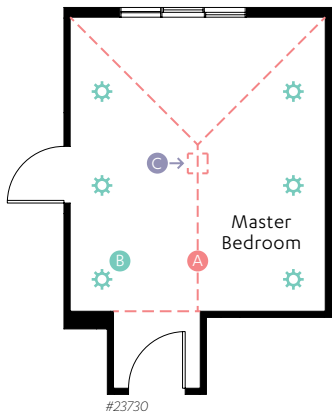
## 36 Vaulted Ceiling **A** Master Bedroom

Layout for **Elevation A**:

- 6" LED pot lights including dimmer switch
- Includes standard centre light fixture

Check Option Below if on "Schedule B":

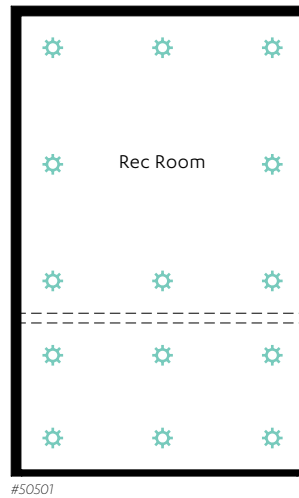
- Pot Lights **B** #50301
- Ceiling Fan Rough-in Location **C**  
#974098205



## 38 Pot Light Basement Development

Option Level 1 Layout\*:

- 6" LED pot lights including dimmer switch



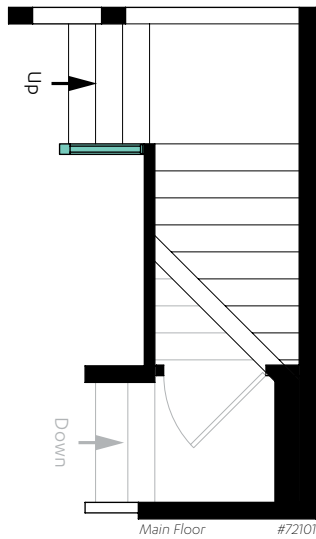
\*Actual number of pot lights and locations may vary based on site conditions.

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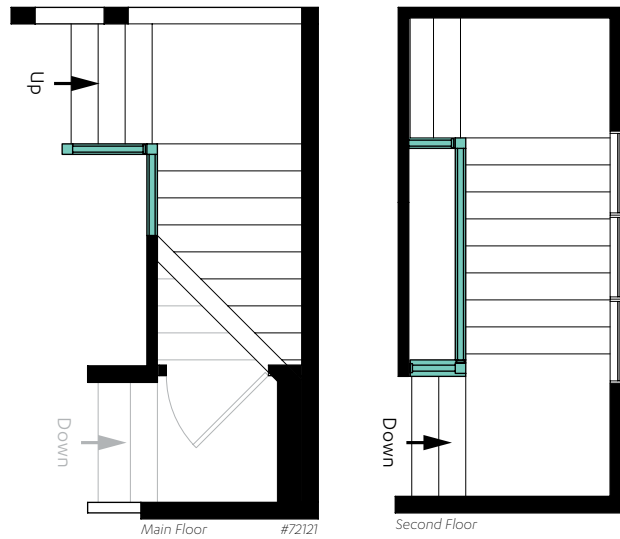
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# RAILING OPTIONS FOR BRADFORD IN MAHOGANY

**39** Railing Upgrade Level 1:  
- Railing added from main floor to landing



**40** Railing Upgrade Level 2:  
- Railing added from main floor leading to second floor



**41** Railing Upgrade Level 3:  
- Railing added from main floor to second floor  
- Railing added on second floor open to stairwell

