

## Foundation & Exterior

- Heated crawlspace insulated with R-12 Rigid insulation
- Engineered foundation
- Solid stud 2x6 exterior walls 1/2" sheeting and R-20 insulation
- Solid fir timber framing entrances
- Rock detailed exterior accents with custom sills and capping
- Detailed custom exteriors with shakes, hardiplank and custom low maintenance faux hardiplank
- Exterior doors steel clad
- Fibreglass shingles with 30-year warranty
- Beautiful, durable fibreglass weatherproof doors
- Vinyl thermal windows

## Interior

- Over height ceilings in main living areas
- R-40 - R-20 - Insulation
- Stain resistant carpet
- Floor heating available for slate and tile areas (upgrade)
- Solid hardwood flooring
- Custom kitchens with soft closing hinges and slides
- Granite counter tops in kitchen
- Premium quality paint 3 coat applied
- Forced air electric heating with a heat pump option
- Air conditioning and heat pump upgrade
- Rough in vacuum
- Rough in security
- Soaker tubs and separate shower in en-suite
- Beautiful detailed 42" electric zero maintenance highest possible quality fireplace
- Finished garage
- Appliances = Fridge, stove, dishwasher

## Landscaping

- Architectural designed landscape
- Exposed aggregate concrete and paving stones with finished seal driveway

[www.luxfordnanaimohomes.com](http://www.luxfordnanaimohomes.com)

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## The Luxfords on Lexington

Where *Luxury* is *affordable*

## Specifications & Features



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