

\$40,000 of additional value comes standard in every Cardel home.

That's the benefit of Cardel's tremendous purchasing power and commitment to put the best materials in the hands of the best tradespeople. The result is you get the best home possible.

CARDEL DESIGNER KITCHEN

- Custom kitchen cabinets by Deslaurier Kitchens builder standard samples
- 2" cornice molding on upper kitchen cabinets
- Workable island in most models (see plan)
- Microwave shelf with microwave plug (location varies – see cabinet layout)
- Kitchen walk-in pantry with extensive shelving
- Upgraded double stainless steel kitchen sink
- Moen Chateau chrome single-lever tap with integral sprayer
- Shut off valves under all sinks
- Two ceiling speakers in the kitchen, family room, or great room
- Nook ceiling fixture is pendant with silver trim and clear ribbed glass
- Ceramic tile flooring in kitchen, nook and walk-in pantry
- Ceramic tile kitchen backsplash

A BETTER BATHROOM

- 10 mil frameless glass shower enclosure with white moulded base and tiled walls
- Upgraded Moen faucets on basins, main bath and showers
- Roman tubs include Moen Chateau chrome tub filler with dual chrome handles
- Toilets are American Standard Plebe with lined tank in white, with check drip – 6L (1.3 gal)
- Vanity basins are American Standard Colony vitreous china drop bowls in white
- Shut-off valves under all sinks
- Two ensuite basins in some models (see plan)

- Vanities by Deslaurier with choice of builder standard samples
- Ensuite cabinets with two drawers and false drawer in front of sink or bank of drawers in most models
- Oversized vanities in some models
- Powder room pedestal sink or vanity with basin (as per plan)
- Ceramic tile flooring in powder, ensuite and main baths
- Ceramic tile to ceiling height (maximum 9') in main bath tub/shower
- Oversized mirrors with rounded corners

TIMELESS WOODWORK

- Main floor den french doors with beveled glass in most models (see plan)
- Colonist or classique hinged closet doors
- Door headers on hall side of all doors and closets facing hallways
- MDF baseboard 3-7/8"
- MDF window casing 2-3/4"
- MDF extended window sill trim with apron
- MDF door casings 2-3/4"
- Solid oak handrail, with choice from three styles of spindles and oak newel posts
- Spindles mounted on standard oak nosing on all upper hall railings
- Choice of interior door styles
- Arch details
- Hardwood standard in living and dining room (as per plan)

BUILDING STANDARDS
PREMIER SPECIFICATIONS

CARDEL
HOMES

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REALLY WELL BUILT

SAVE ENERGY – SAVE MONEY

- All windows include Low-E coating and argon gas for improved energy efficiency
- Choice of Rinnai wall hung tankless instant hot water heater (rental unit) or 50 gallon water tank (rental unit)
- High efficiency furnace
- Programmable thermostat
- Exterior wall insulation R22 fiberglass batt insulation with 6 mil polyethylene air barrier
- Water resistant concrete board and/or “Denshield” in main bath tub/shower under ceramic wall tile
- Exterior basement wall insulation is R12

A REALLY WELL BUILT HOME

- Drawings reviewed by a professional engineer
- Exterior home walls are 2” x 6” at 16” on centre
- Interior walls are 2” x 4” at 16” on centre
- Wall sheathing is 7/16” oriented strand board
- Engineered flooring system with 3/4” sub floor nailed, glued and screwed to joists (see engineered layout or plan)
- Basement walls are strapped using construction grade 2” x 4” studs at 24” on centre
- Bitumen spray on exterior of foundation wall with Platon or Delta MS system membrane installed
- Cardel’s trademark large windows for extensive natural light
- All main and upper floor venting windows are casement or awning
- One basement window to be 55” x 32” (suitable for bedroom egress)

ATTENTION TO DETAIL

- 9’ main floor ceilings (as per plan)
- Choice of distinctive exterior elevations
- Walk-in pantry in most models
- Plant ledges, niches, arched openings and capped walls in most models
- Interior paint in custom colours
- 36” direct vent gas fireplace with tempered glass front
- Security pre-wire
- Holiday light soffit plug on exterior with interior switch
- Electrical outlet and rough-in bell wire for future garage door opener
- R.I. ceiling fan wiring for two story high ceiling areas
- Switched fixtures in basement
- Structural wiring package containing category 5 cables, RG-6 coax cables
- Rough-in vacuum system outlets
- Pot lights at garage

COMMITMENT TO SERVICE

- Professional and knowledgeable on-site consultants
- Interior Design service with on-staff designer
- Full disclosure, fully detailed sales contract
- Personalized construction service that features construction tours and home inspections
- Tarion Home Warranty for piece of mind
- Warranty inspection and follow up service

AND MORE...

- The Cardel name and Cardel reputation.

Please note that model homes include certain interior finishing details, accessories and furniture that is not included in the purchase price of the homes. All homes only include those items in the standard specifications, which is part of the Cardel Homes purchase agreement. The items featured in this document are subject to change without notice. Please consult your Area Manager for any details on available upgrades and included items. Legal fees, disbursements, and registration costs included. E.&O.E.

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