



## The Balsam Fir

3  
BDRM

2.5  
BATH

2  
CAR

1961  
SQFT

+  
BSMT

1 & 2  
ACRES

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## Standard Model Details

Below are standard features with all five available Sunter Homes models.

### Kitchen Features:

- 🍁 Quartz countertops with square-edge detail.
- 🍁 Custom cabinets with soft-close doors and drawers.
- 🍁 Valance trim and under-cabinet lighting.
- 🍁 Crown moulding on upper cabinets.
- 🍁 Large kitchen islands with upgrade options.
- 🍁 Double basin under-mount stainless steel sink.
- 🍁 Tile backsplash with upgrade options.
- 🍁 Stainless steel appliance package.
- 🍁 Waterline rough-in for refrigerator.
- 🍁 Microwave shelf or built-in cabinet.
- 🍁 Designer chimney-style hood fan.
- 🍁 Pot lights and island lighting.

### Bathroom Features:

- 🍁 Quartz countertops with under-mount sinks.
- 🍁 Freestanding soaker tub in primary ensuite (model dependent).
- 🍁 Tiled shower with glass doors.
- 🍁 Soaker tub/shower in main bathrooms.
- 🍁 Chrome plumbing fixtures throughout.
- 🍁 Water-efficient toilets with elongated bowls.

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### Interior Features:

- 🍁 Allergen-free wide luxury vinyl plank flooring.
- 🍁 Ceramic tile in entrance, bathrooms, and mudroom.
- 🍁 9' ceilings on the main floor.
- 🍁 Smooth ceilings throughout with painted drywall.
- 🍁 Black door hardware.
- 🍁 MDF baseboards and casing.
- 🍁 Swing closet doors with shelving.
- 🍁 Painted walls in neutral tones.
- 🍁 Carpeted stairs with hardwood upgrade option.
- 🍁 Railings with oak stair rails and metal spindles.

### Electrical Features:

- 🍁 LED pot lights in common areas.
- 🍁 Designer light fixtures in dining room and kitchen.
- 🍁 Exterior lights installed around porches and garage.
- 🍁 CAT6 wiring in primary bedroom and living room.
- 🍁 USB outlets in kitchen and bedrooms.
- 🍁 Pre-wired for ceiling fans in primary bedroom.
- 🍁 Programmable smart thermostat.

### General Features:

- 🍁 Smooth ceilings with painted drywall.
- 🍁 Upper cabinets and sink in laundry room (model dependent).
- 🍁 Shut-off valves for all plumbing fixtures.
- 🍁 Water treatment system included.
- 🍁 Rough-ins for future bathrooms.

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### Exterior Features:

- ❁ Acrylic stucco siding.
- ❁ Douglas Fir timber frame accents upgrade available.
- ❁ Covered front porches with concrete steps.
- ❁ 9' wide garage doors with insulation upgrade available.
- ❁ Eavestroughs included.
- ❁ Topsoil-seeded landscaping.
- ❁ Vinyl casement windows with Low-E, Argon gas-filled.
- ❁ Architectural shingles for durability.
- ❁ Venmar Max roof vents for energy efficiency.

### Insulation & Energy Efficiency:

- ❁ High-efficiency cold weather air source heat pump.
- ❁ Natural gas and propane connections upgrade available.
- ❁ R-60 attic insulation.
- ❁ Exterior 1" rigid insulation to reduce thermal bridging.
- ❁ R-31 spray foam insulation for exposed floors.
- ❁ Extra insulation in garage ceilings with rooms above.

### Garage Features:

- ❁ Garage door openers with remotes and keypads.
- ❁ Additional garage outlets for future use.

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## Upgrades

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### Custom Lifestyle & Design:

- 🍁 **Personalized custom interior design** by six-time Cheo Lottery Dream Home Interior Designer Tanya Collins.
- 🍁 **Increased square footage** to accommodate growing needs or preferences.
- 🍁 **Cathedral or tray ceilings** in some rooms.
- 🍁 **Walk-out basement** for easy outdoor access and added living space.
- 🍁 **Extra-large decks** for entertaining and outdoor relaxation.
- 🍁 **Basement under garage** for extra storage or sound-insulated living space.
- 🍁 **Secondary dwelling with private entrance** for multigenerational living or rental income.
- 🍁 **9' basement ceiling height** for a more spacious feel in lower levels.
- 🍁 **10' ground floor ceiling height** for enhanced openness and luxury.
- 🍁 **Coffered ceilings**
- 🍁 **Upgraded siding and timber framing.**

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### Energy Efficiency & Sustainability:

- 🍁 **Geothermal heat pump** for maximum energy efficiency and environmental impact reduction.
- 🍁 **Radiant heating** for comfort and efficient heating.
- 🍁 **Solar-ready** homes for future energy savings.
- 🍁 **Electric car charger-ready** to support eco-friendly transportation.
- 🍁 **Smart home upgrades package**, including smart locks, lighting, and integrated security systems.
- 🍁 **Extra thick exterior insulation** for improved energy efficiency.
- 🍁 **Advanced air sealing package** to reduce drafts and energy waste.
- 🍁 **Multiple HVAC zones** for personalized climate control throughout the home.

### Comfort & Convenience:

- 🍁 **Point-of-use water heater package** for instant hot water at each faucet.
- 🍁 **Exterior BBQ and fire pit gas connections** for outdoor cooking and entertaining.
- 🍁 **Hot tub package** for added relaxation and luxury.
- 🍁 **Radiant heated bathroom floors** with digital thermostat.
- 🍁 **Interior sound insulation** for noise reduction and privacy.
- 🍁 **Central vacuum**
- 🍁 **Dog wash station**

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### Garage & Outdoor Enhancements:

- 🍁 **Heated garage** for added comfort and winter protection.
- 🍁 **Luxury garage upgrade** with custom storage, finished walls, and flooring.
- 🍁 **Three-car garage** for additional vehicle, workshop or storage space.
- 🍁 **Garage stairs to the basement** for hobbyists and shift workers.
- 🍁 **Garage hot and cold plumbing** for convenience.
- 🍁 **Garage floor drains and oil traps** for car enthusiasts or DIY maintenance.
- 🍁 **Single and dual driveway lamp posts** for added curb appeal and safety.
- 🍁 **Irrigation system** for low-maintenance, lush landscaping.

### Advanced Systems & Technologies:

- 🍁 **Integrated HVAC system for reduced exterior vents**, for energy efficiency and creating a cleaner look.
- 🍁 **Multiple HVAC zones** for increased control and comfort.
- 🍁 **Point-of-use water heaters** for fast, efficient hot water.

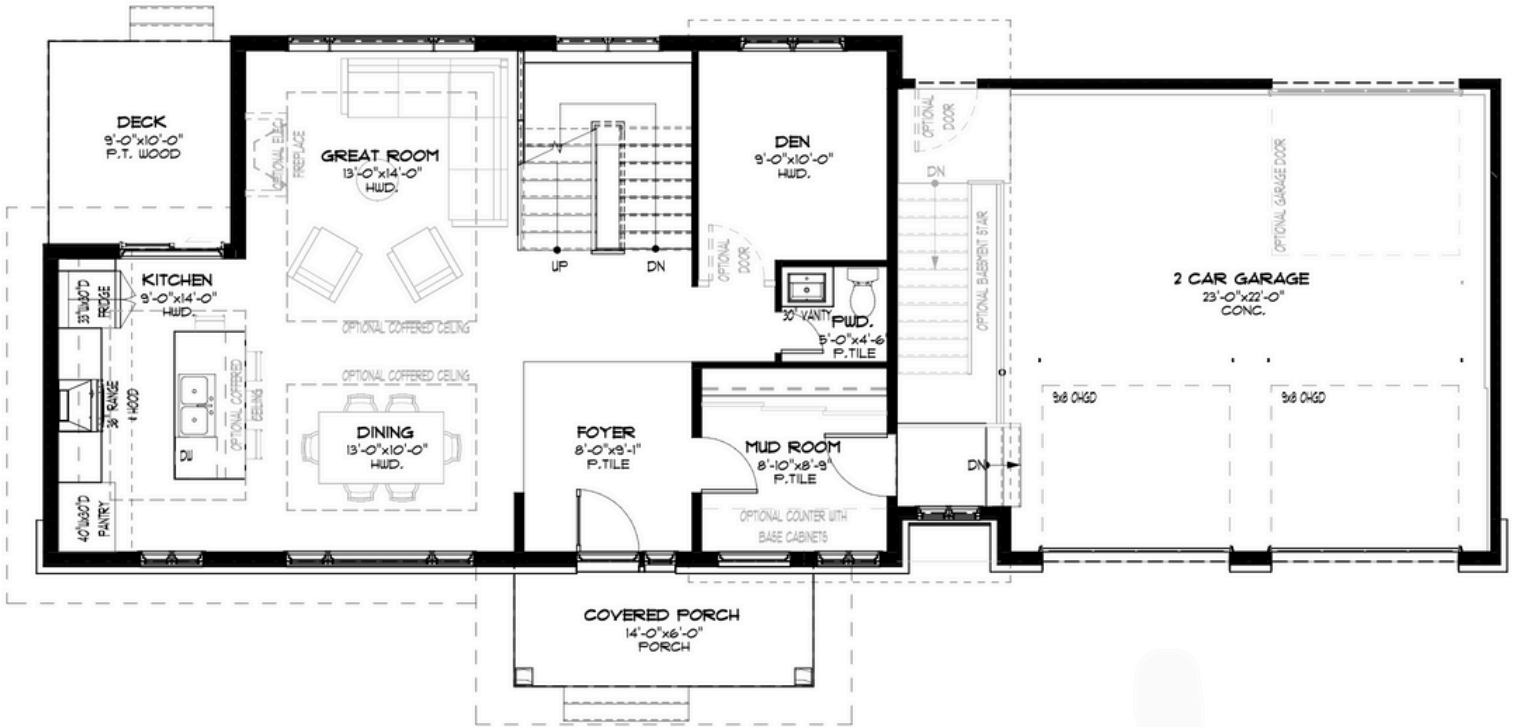
### Other Upgrades:

- 🍁 **Don't see the upgrade you're looking for?**  
Let us know what you're looking for, and we'll make it happen!

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# The Balsam Fir

## Ground Floor



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# The Balsam Fir

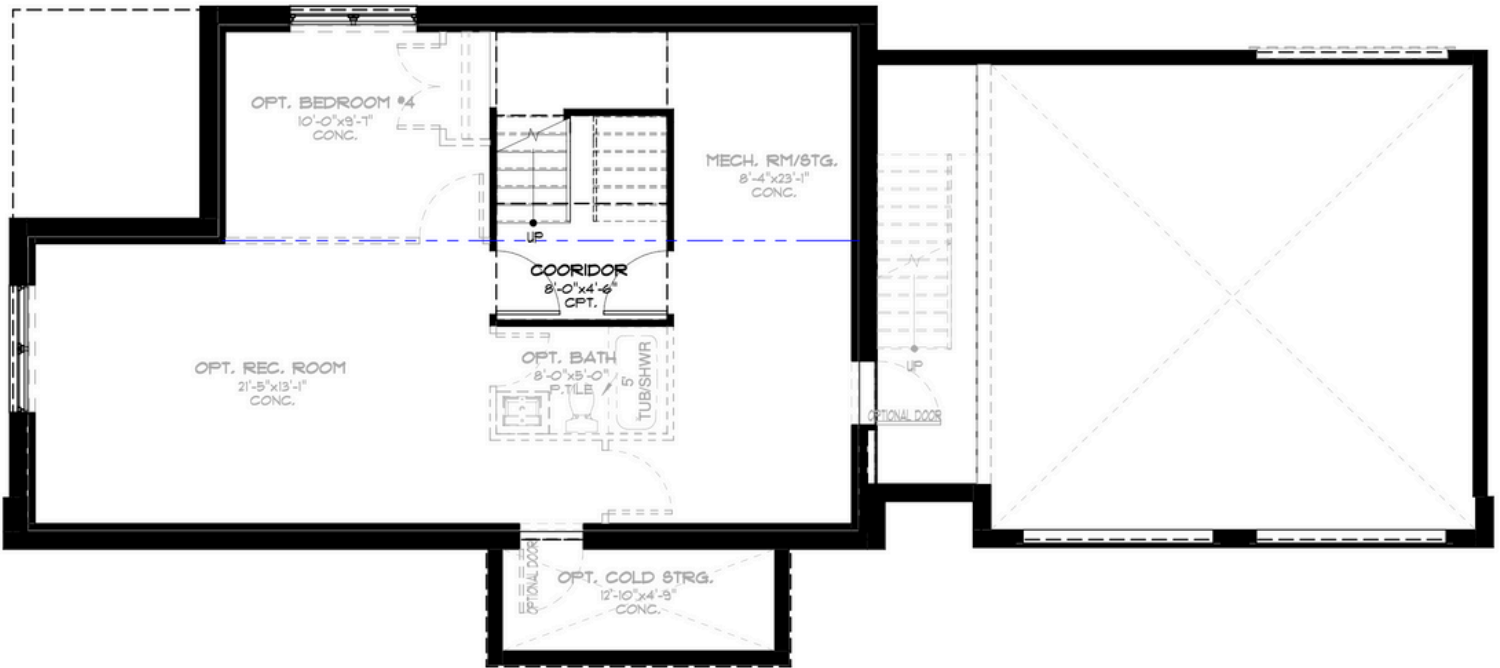
## Second Floor



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# The Balsam Fir

## Basement



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# THE ESSENTIAL COLLECTION

(Level 1 Finishes)

**KITCHEN & DINING**

- BRUSHED NICKEL
- BACKSPLASH TILE
- ISLAND PENDANTS
- QUARTZ COUNTER
- DINING FIXTURE
- UPPERS AND VENT HOOD CABINETRY
- BASE CABINETRY ISLAND CABINETRY
- BLACK PULLS

**ENSUITE**

- CABINET KNOBS
- WALL COLOUR
- QUARTZ COUNTER
- FLOOR & WALL TILE
- WOOD CABINETRY

**BATHROOM**

- CABINET KNOBS
- QUARTZ COUNTER
- WALL TILE
- WHITE CABINETRY
- FLOOR TILE

**GENERAL FINISHES**

- WALL COLOUR
- ENTRANCE FLOOR TILE
- LVT FLOOR
- INTERIOR DOORS

**LAUNDRY**

- WALL COLOUR
- QUARTZ COUNTER
- WHITE CABINETRY
- FLOOR TILE

**EXTERIOR**

- WALL TILE
- FLOOR TILE

\*FINISHES SUBJECT TO CHANGE BASED ON AVAILABILITY



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## THE INDUSTRIAL COLLECTION (Level 2 Finishes)



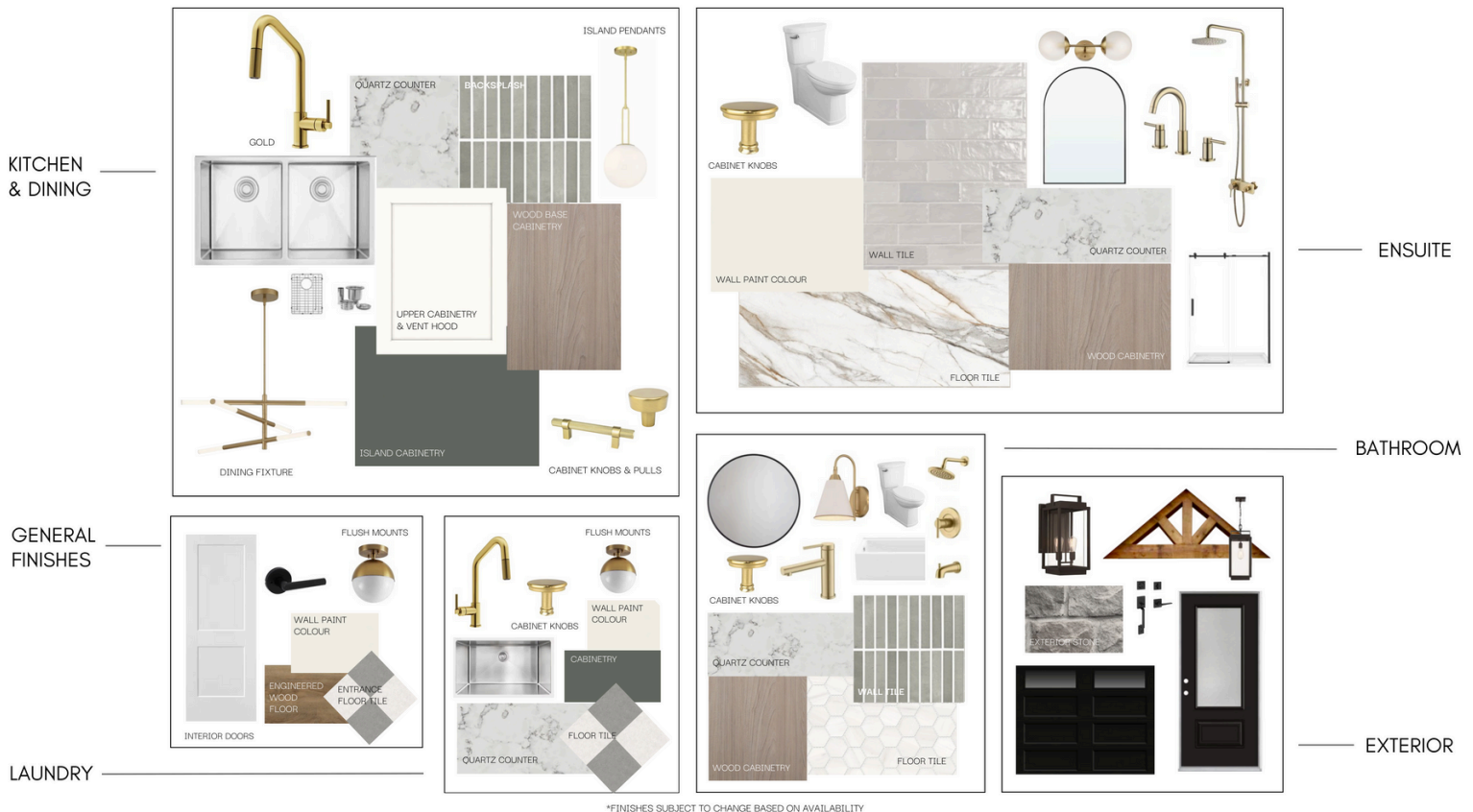
\*FINISHES SUBJECT TO CHANGE BASED ON AVAILABILITY



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THE COASTAL COLLECTION  
(Level 3 Finishes)



\*FINISHES SUBJECT TO CHANGE BASED ON AVAILABILITY



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