

# Berkeley

1666/1494 Sq.Ft.

## Specifications

### Kitchen & Baths

- Full height tile backsplash (kitchen)
- 24" cabinet raised over fridge
- Staggered cabinets with crown mouldings
- Waterline to fridge
- Over the range microwave

### Interior Features

- Main floor hardwood
- 2" paint grade baseboard & casing
- White switches and plugs
- 3 coats of paint - 1 primer, 2 finish coats
- All toe-kicks to match cabinets
- Electrical & Mechanical
- Engineered truss/floor system
- 4 dual port outlets (CAT5 and TV coax)
- 2 Central vacuum outlets roughed in
- Professional heating system cleaning before possession

### Exterior Finishings

- Low maintenance exterior
- Maintenance free triple pane windows (exclu. basement)
- Two exterior waterproof GFI plugs
- All weather wood veranda and rear deck
- Insulated garage door where applicable
- Prefinished vinyl siding
- Parging on exposed foundation walls
- Front and back landscaping included

### Heating & Insulation

- 95% high efficiency furnace
- Power drip humidifier
- Programmable thermostat
- 40 gal. direct power vented hot water tank
- R-22 fibreglass batt insulation exterior walls
- R-22 fibreglass insulation basement walls
- R-50 blown cellulose or equivalent in ceilings



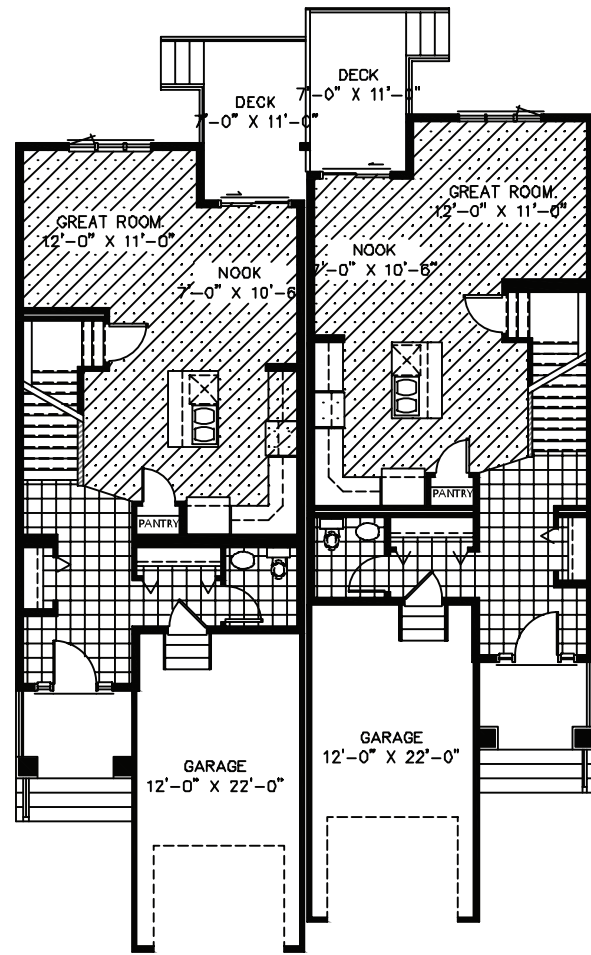
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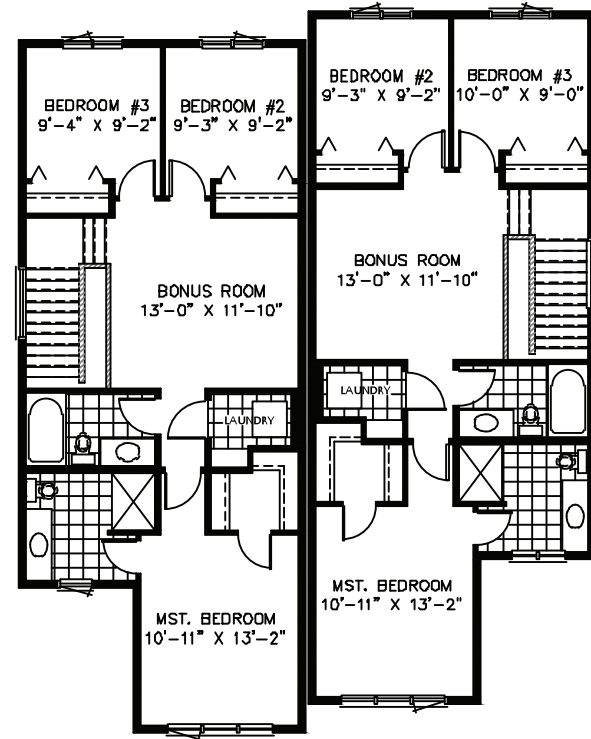
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# Berkeley A



Main Floor 762/686 Sq.Ft.



Upper Floor 904/808 Sq.Ft.



Berkeley A



Berkeley B



Berkeley J



Berkeley K

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