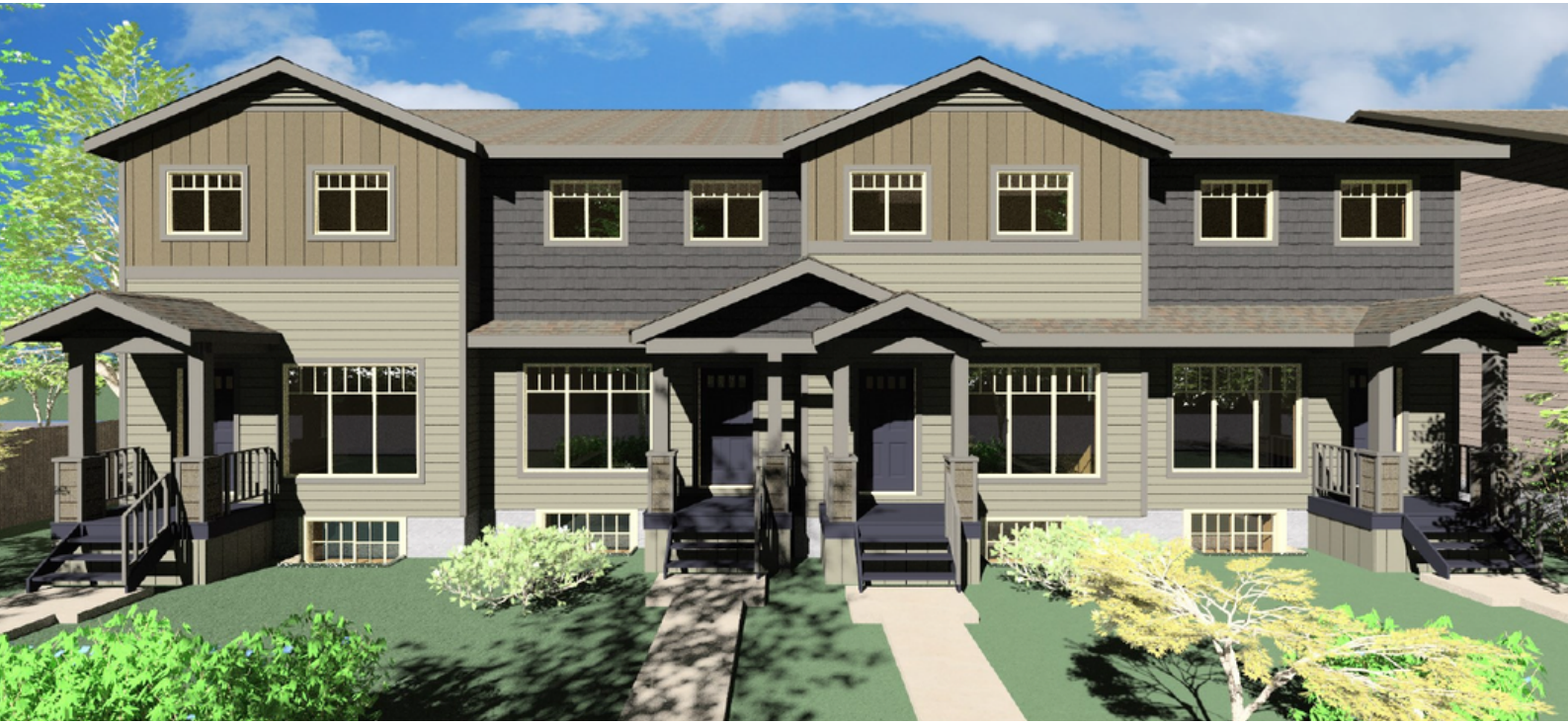


Lyra Gate TOWNHOUSES



Pictured: 4 Unit Complex

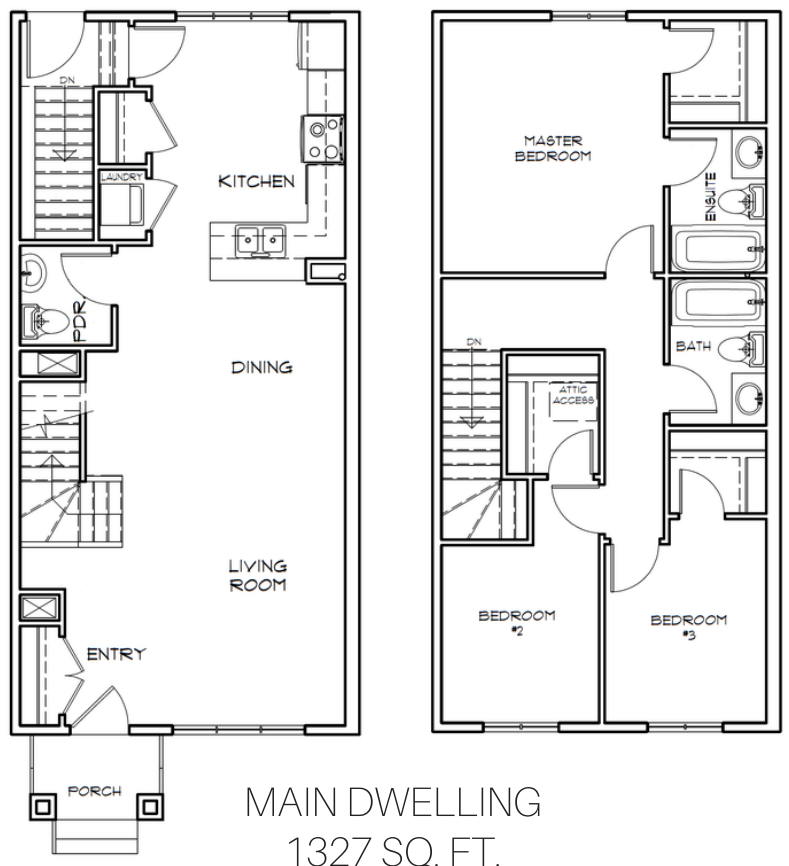


Anita Sharma Turner

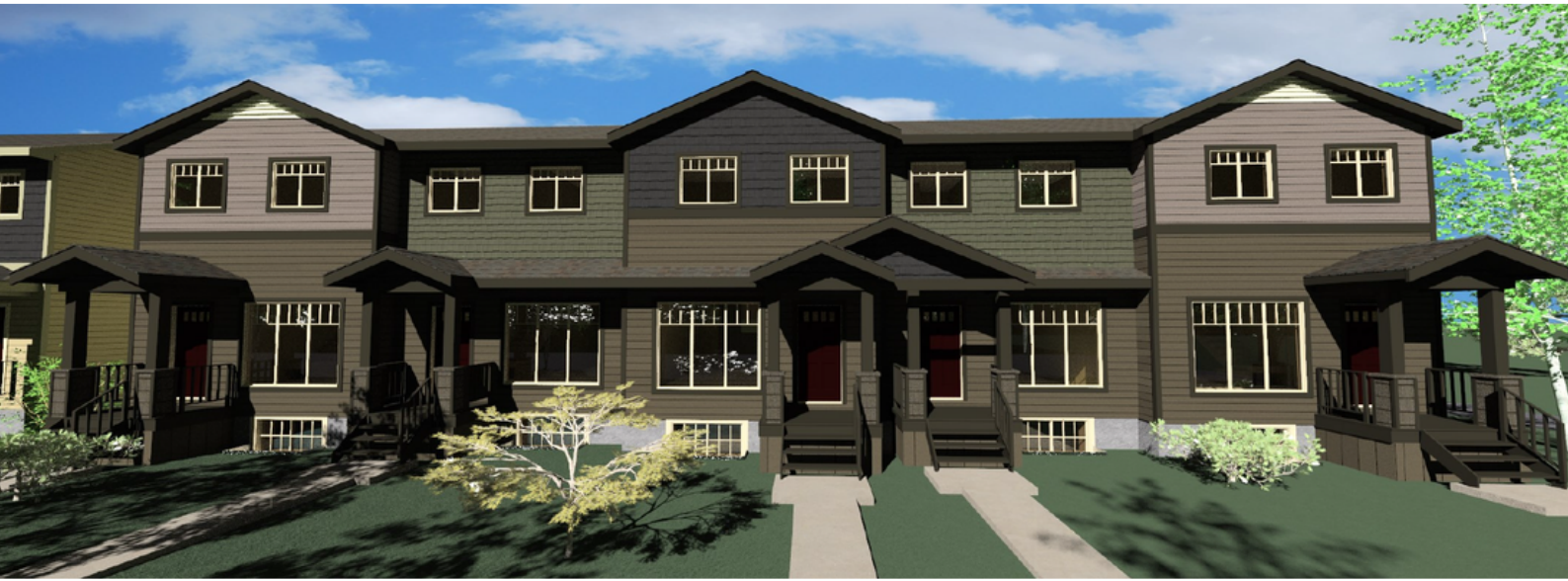
RE/MAX Associates

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Lyra Gate TOWNHOUSES



Features:

Pictured: 5 Unit Complex

Foundation

- 8" reinforced concrete walls with spray on damp proofed sealer
- Piled foundation
- 8" high formed foundation walls
- 5" concrete floors
- Steel main beams

Exterior finish

- Front elevation mix of vinyl and shake siding with premium trim accents
- Side and rear elevations complete vinyl siding with premium trim around windows

Interior finish

- 3" and 4" MDF casing and baseboards painted white throughout
- All interior doors painted white
- All stub wall capping MDF painted white
- White painted ceilings
- All walls painted in builders color

Flooring

- All main floor areas LVP plank flooring
- Stairs to second floor upper hallway and bedrooms carpeted
- All second floor bathrooms are vinyl sheet goods
- Rear entry landings and stairs are LVP plank
- Basement suites LVP plank floor throughout

Floor system

- Silent TJI floor joists with 19/32 OSB T&G Sheeting
- Subfloors glued and screwed

Interior walls

- 9' ceilings throughout main floor
- 8' ceilings throughout second floor

Plumbing

- Ensuite one piece acrylic tub enclosure
- Main bath one piece acrylic tub enclosure
- Main floor two piece pedestal sink
- Additional dwelling one piece acrylic tub enclosure
- Two frost free outside taps
- 60 gallon hot water tank
- Floor drain and sewer backup valves
- Drain water recovery system

Appliance package

- Whirlpool stainless fridge with bottom mount freezer
- Whirlpool stainless Ceramic top self-clean stove
- Whirlpool stainless OTR
- Whirlpool stainless dishwasher
- Whirlpool 27" laundry center
- Same package in additional dwelling

Main and second floor cabinets and counters

- White Thermofoil cabinets
- Quartz counters with under mount sinks

Electrical

- 125 amp service and panel
- Bathroom GFCI outlets as per code
- Smoke detectors, heat sensors direct wired as per code
- Outdoor GFI split parking plug
- Wiring provisions for a living room and in each bedroom for phone cable and internet

Lighting

- Supplied by builder

Basements

- Frost walls framed - 24" O.C.
- R 20 insulation
- Spray foam joist cavities spray foamed
- Three piece roughed in plumbing for future bathroom
- Sump pit and submersible pump included

Optional Income Suite

- White Thermofoil cabinetry
- Laminate counter tops
- Three piece bathrooms
- In suite Laundry
- Separate entrance
- Full kitchen
- Sound rated drywall ceilings
- Electric radiant heat

Parking

- Two concrete parking pads

Warranty

- 1 year full service warranty
- 5 year structural

Options

- Central air

OPTIONAL INCOME SUITE (LOWER LEVEL)

