



HOLLICK KENYON ESTATES

PROJECT SPECIFICATIONS

Finishing Features

- “36 oz.” Nylon carpet (Bedrooms)
- Designer Laminate (Great room)
- Engineered Hardwood (Optional)
- Ceramic Tile (Kitchen & Bath)
- Crown-molding + ceiling border (optional)
- Colonist by-pass doors & bi-fold closet doors.
- 2 coats designer colour paint
- “Splatter Coat” ceiling treatment.
- 3 ¼” baseboards with matching casing on doors and windows-Exposed doors receive capital.
- Solid core suite entry door includes deadbolt, peephole & spring hinges.
- Choice of designer maple cabinets. (Granite is optional)
- Brushed aluminum hardware.
- Gas fireplace (Optional)
- Vanity width mirrors in bathrooms

Electrical Features

- Cable T.V and telephone outlets in all bedrooms & living room.
- Switched plugs in living room.
- Hard wired smoke detectors.

Appliances

- Microwave hood fan (Optional)
- Full size washer & dryer
- Automatic dishwasher
- 30” Stove/Range
- 18 cubic ft. frost free refrigerator
- Stainless Steel (Optional)

Amenity Features

- Exercise Equipment
- Sauna
- Change rooms
- Multi-use room

Exterior

- No maintenance stucco exterior
- Low-E vinyl unit slider windows
- Window covering blind package
- Extensive landscaping (Mature trees and shrubs)

Interior

- 8’ Ceilings
- 6’ wide hallways
- Textured high traffic commercial carpet throughout corridors
- Decorative finishing capital around suite entry
- Tile in foyer, lobby and elevators
- Lobby mounted mail boxes

Plumbing Features

- Forced air fan coil heating
- Air conditioning (Optional)
- Stainless steel double compartment kitchen sink with vegetable sprayer
- Chrome single lever faucets
- Sprinkled fire protection throughout building
- 5’ Fiberglass tub/shower wall unit in ensuite & main washroom.
- Natural Gas BBQ outlet on balconies

Quality Construction Features

- Engineered floor joists
- 3/4” T&G Subflooring
- R20 Fiberglass batt exterior wall insulation
- 6 ml vapor barrier
- 5/8” fireguard drywall on common walls, hallways and ceilings
- R40 blown attic insulation (batt where required)
- 3/8” wall sheathing
- 7/16” roof sheathing
- 25 year heavy asphalt roof shingles
- Stucco base and partial stone front treatment
- Vinyl deck coating on 2nd-4th floor balconies
- Aluminum balcony rail
- Heated and ventilated underground parking (One stall per unit)
- Engineered steel reinforced concrete foundation and structural slab

Sound Reduction Measures

- Double 2x4 common wall with 1” airspace between walls and plates
- R12 Batt insulation in each common and corridor wall (total R24)
- 1” Gypcrete flooring
- R20 batt insulation in floor

Parkade

- 2 Elevators with access from parkade to all floors
- Well lit throughout
- Secure, heated and ventilated

Warranty

- NATIONAL HOME WARRANTY PROGRAM

- ❖ The developer reserves the right to modify these specifications if the modifications don’t significantly affect the value or appearance of the suites. Any materials substituted for the materials listed in these specifications must be of equal or greater quality than the materials they are replacing.