



# Your Nest Home Features





- 1** Superior architecturally controlled contemporary home designs
- 2** Premium exterior materials and features including vinyl siding, wood, architecturally selected
- 3** Energy Star certified colour-coordinated low-maintenance black vinyl or aluminum casement windows throughout with fusion-welded frames and sashes. Multi-Point locking system with screens on all operable windows. One operable window per room
- 4** Front entry insulated door with glass insert with a premium black premium grip set
- 5** Exterior Light(s) at main entry door(s) (as per elevation), sliding door and any other egress door
- 6** Front entry roof is a composite panel
- 7** Superior wood exterior 2 X 6 construction
- 8** Oversize 8' tall sliding patio door, (as per plan)
- 9** Engineered roof with spruce plywood sheathing and Premium Asphalt shingles
- 10** Pre-finished aluminum soffits, fascia. No eaves trough or downspouts, for minimal maintenance. Rock/pea stone drip edge along buildings for drainage
- 11** May require railings on exterior landscape steps as required
- 12** One exterior hose bib
- 13** Storage shed/workshop 8'x10', location determined by grading. (Upgrade option for 10x20' car garage). Same exterior colours and architectural style as home
- 14** Gravel private driveway, paved shared driveway
- 15** Partially seeded front and/or, side and/or rear yard, as grading and conditions allow

\* All finishes chosen by the purchaser will be selected from the Vendor's predetermined choice of three interior colour schemes as displayed. Prices and specifications are approximate and are subject to change without notice. E.& O.E. 2026.



## General

- 1 Homeowners will be able to have gas appliances and opt for a gas BBQ hookup rough-in
- 2 HVAC is planned to be gas fired, not electrical
- 3 Two-storey homes - 9' ceiling height on the main level and 8' ceiling height on the second floor
- 4 Bungalows - vaulted 12' high ceilings with 8' ceilings in bathroom and bedrooms
- 5 Dropped, vaulted and raised ceilings as per plan
- 6 Tongue and groove subflooring throughout to be glued and screwed in place

## Flooring

- 7 LVT throughout the main floor (excluding tiled areas), upper hallway, bedrooms and stair landings
- 8 Oak stairs, nosing, and handrail to be stained to complement, as close as possible, to the LVT flooring colour scheme
- 9 Front Foyer, mud room, ensuite, powder room and bathroom floors will be tiled with premium porcelain tiles
- 10 Metal edge finish where ceramic flooring abuts other flooring materials
- 11 4" painted baseboards throughout all finished areas

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# Kitchen Features



- 1 The Nest custom designed kitchen
- 2 Premium slab cabinet doors with satin finish black handles. Up to 2 cabinet colours per kitchen (Black hinges/square hinges)
- 3 Solid surface countertop(s)
- 4 Extended 42" height upper cabinets
- 5 Feature open shelves with wood-look finish
- 6 Feature "Panorama" 8' wide horizontal fixed window between counter and cabinet (as per plan)
- 7 Contemporary linear tiled backsplash
- 8 Flush breakfast bars and islands (as per plan)
- 9 Single stainless steel modern under mount deep sink with upgraded pull-out no-touch black spray faucet
- 10 Stainless steel hood fan above range vented to the exterior
- 11 Includes stainless steel dishwasher (installation of dishwasher included)

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**HALL**



# Bathroom Features

## Powder Room

- 1 Luxurious floating vanity with vessel sink and complementary black faucet, solid surface countertop and matching framed mirror

## Main Ensuite

- 1 Black Rain shower head with separate handheld black shower wand
- 2 Shower enclosure in acrylic (as per plan)
- 3 Solid surface countertop

## Convenient Laundry

- 1 Laundry with LVT flooring and pan
- 2 Rough-in for washer and dryer
- 3 Dryer vented to exterior

## Main (shared) bath

- 1 Solid surface countertop
- 2 Shower/tub enclosure in acrylic with curved shower rod
- 3 Rain Shower head with 60" hose and wand on a wall bracket, and toe-tester
- 4 Upgraded black plumbing fixtures, bathroom accessories and mirrors

## All Bathrooms and Ensuites

- 6 Ceiling lighting and/or stylish vanity mirror lighting in all bathrooms
- 7 Energy efficient water saver shower and toilet tanks
- 8 Privacy locks for all bathroom doors
- 9 Water-resistant board used for all separate shower enclosures, where applicable

# Electrical Features

- 1 100-amp service
- 2 EV charging rough-in
- 3 Electrical outlets in all bathrooms and powder rooms, including ground fault interrupter
- 4 SMART WIFI ENABLED interconnected smoke/ carbon monoxide detectors with strobe lights in the upper hall and all bedrooms
- 5 Exterior, weatherproof electrical outlet

# Painting

- 1 One off-white flat-finish paint colour (low VOC) for walls throughout home
- 2 Trim and doors to be painted white semi-gloss
- 3 Smooth ceilings throughout the main floor and upper hall
- 4 Exterior paint colours have been selected in accordance with Architectural Controls to create a pleasing streetscape

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### Decks

Where decks are designated due to grade condition, a wood deck will be provided from the main floor at the rear, side or front door with stairs to grade

Deck size varies per home design and grading conditions, where applicable

### Rough-ins

Laundry Room (rough-in washer/dryer) as per plan

### Multi-Year New Home Tarion Warranty

- 1 year on all materials and workmanship
- 2 years on heating, plumbing, electrical systems
- 2 years on building envelope integrity and water penetration
- 7 years on any major structural defects



# The Hall Difference



- 1 Every homeowner will be offered an exclusive frame walk during the construction process, prior to drywall installation
- 2 Exceptional After Sales and After Move-in Service Program with a commitment to ongoing communication and updates

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# Pure Abundant Water from Premium Drilled Wells



At the heart of The Nest community lies a remarkable water source that inspired this entire development. Our wells are drilled to depths of over 200 feet, tapping into some of the purest, most pristine groundwater available. Each well is designed to serve up to five homes, delivering an impressive flow of over 20 gallons per minute—ensuring an abundant, reliable water supply for your family’s needs. Our commitment to quality began with extensive testing. We drilled sample wells and conducted a thorough survey of surrounding wells, confirming consistent results: crystal-clear water of exceptional purity and quantity. This extraordinary natural resource is the cornerstone of our vision, allowing us to create a community where every home enjoys access to nature’s finest water, straight from the earth. A home in The Nest community offers the peace of mind that comes with a superior water system, crafted for sustainability and modern living.



## Septic Solution for Your Home

The Nest homes feature a state-of-the-art septic system designed for efficiency and convenience. Each system includes a durable concrete septic tank, a reliable pump (when needed), and an advanced tertiary treatment system to keep things running smoothly and protect our environment. Plus, if required, a heated line ensuring worry-free performance in any weather.

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