



Your Nest Home Features





Exterior Features

Every home at The Nest is freehold – you own your home and the land it sits on. What follows is what comes with your home



Foundation

- 1 Slab-on-grade (cast-in-place concrete) – standard specification.
- 2 R10 engineered foam under slab.
- 3 Flashing over concrete slab.
- 4 Where lot, soil, grade, bedrock or drainage conditions require, a crawl space foundation may be constructed at no additional cost.

Structure Above Grade

- 5 Engineered roof truss system.
- 6 $\frac{5}{8}$ " plywood roof sheathing.
- 7 Minimum R50 attic insulation.
- 8 R22 exterior walls.
- 9 Tongue-and-groove subfloor glued and screwed, in homes with a crawl space foundation.

Doors & Windows

- 10 Energy-efficient windows with black exterior frames and white interior frames. Operable windows as per plan, with screens; remaining units fixed glass.
- 11 Insulated front entry door with full-height glass, black premium grip set and deadbolt lock.
- 12 6' wide sliding patio door with screen (as per plan).
- 13 Weather stripping on all exterior doors.
- 14 All windows and doors fully caulked on exterior.

Roofing

- 15 Architectural asphalt shingles.
- 16 Ice & water shield installed at roof perimeter with drip edge.

Siding

- 17 Engineered wood vertical board-and-batten siding and exterior trim, with natural cedar texture.
- 18 Four exterior colour packages, all included: Tundra Gray, Snowscape White, Midnight Shadow and Prairie Clay.
- 19 Pre-finished black aluminum soffits and fascia.

Front Entry

- 20 Natural timber frame front entry structure.
- 21 Exterior light(s) at main entry door and sliding door.
- 22 One exterior hose bib.
- 23 Outside entry plug.
- 24 Conduit for future EV.

Landscaping

- 25 The Forever Forest, a preserved block of woodland within the community, is not intended to be developed. A multi-purpose trail links to the Seguin Trail and Trans Canada Trail.
- 26 Tree removal is selective and limited to what is required for construction, driveway, septic, servicing and grading.
- 27 The building envelope area will be restored with natural landscaping consistent with the surrounding environment, natural mulch and/or seed will be applied as required.
- 28 Boulders may be placed where required for features or retaining.
- 29 Driveway and walkway from driveway to front entry in $\frac{5}{8}$ " crushed granite (Granular M).





Interior Features



General

- 1 Open-concept kitchen and living areas (as per plan).
- 2 Contemporary molded interior panel doors with contemporary black lever hardware and black hinges.
- 3 Sliding closet doors throughout.
- 4 Rod and shelving in all closets.
- 5 Smooth contemporary drywall ceilings.

Bungalows – The Hummingbird, The Osprey, The Heron and The Cardinal:

- 6 12 ft vaulted ceilings in main living space.
- 7 11 ft vaulted ceilings in bedroom 1.
- 8 8 ft smooth ceilings throughout remaining non vaulted areas.

Two-Storey – The Robin and The Loon:

- 9 9 ft main floor.
- 10 8 ft second storey.

Trim & Paint

- 11 4 ½" MDF painted white eggshell baseboards throughout finished areas.
- 12 2 ½" MDF trim and interior doors painted white eggshell.
- 13 One white eggshell low-VOC paint colour throughout home.

Flooring

- 14 Luxury vinyl plank flooring throughout, with selections from three coordinated design palettes: Fireside, Coastal and Forest Nest.

THE NEST KITCHEN

- 15 Premium slab-style cabinetry.
- 16 Faux wood finished open display niches within upper cabinetry, including above refrigerator and decorative shelving detail.
- 17 Concealed under cabinet hood fan vented to exterior.
- 18 Solid surface countertops.
- 19 Flush breakfast bars where applicable.
- 20 Undermount single stainless-steel sink with black retractable faucet.
- 21 8' wide "Panorama" horizontal window between counter and cabinet (as per plan).
- 22 Rough-in plumbing and electrical for dishwasher (as per plan).

BATHROOM FEATURES

Powder Room

- 23 Vanity with sink and black faucet.
- 24 LED back light mirror.
- 25 Bathroom exhaust fan vented to exterior.
- 26 Privacy lock on bathroom door.
- 27 Blocking installed for future grab bars.
- 28 Black toilet paper holder and towel bar included.

Pamper Room(s) – Main Bathroom

- 29 Vanity with sink and black faucet.
- 30 LED back light mirror.
- 31 Bathroom exhaust fan vented to exterior.
- 32 Privacy lock on bathroom door.





Interior Features

- 33 Acrylic shower/tub enclosure with curved shower rod (as per plan).
- 34 Acrylic shower stall (as per plan).
- 35 Upgraded black plumbing fixtures.
- 36 Blocking installed at toilets, tubs and showers for future grab bars.
- 37 Black toilet paper holder and towel bar included.

LAUNDRY

- 38 Washer and dryer rough-in.
- 39 220V outlet and exterior vent for dryer.

ELECTRICAL

- 40 200-amp electrical panel with breaker switches.
- 41 Ground fault interrupter outlets in bathrooms, powder rooms, and kitchen.
- 42 Exterior weatherproof electrical outlets, front and rear.
- 43 Standard lighting package including pot lights and fixtures (as per plan).
- 44 Hard-wired interconnected smoke/carbon monoxide detectors.

COMFORT & EFFICIENCY

- 45 All homes are 100% electric with air conditioning included.
- 46 Domestic hot water system as per model type - owned equipment, with no rental agreement or monthly rental charge.
- 47 All exterior walls, openings and penetrations insulated and draft sealed.
- 48 Insulation as per Ontario Building Code minimum requirements.

WATER & SEPTIC

Each home is served by its own private drilled well and its own septic system. No municipal water or sewer, and no municipal water or sewer charges.

Water

- 49 Private drilled well serving your home only.
- 50 Drilled into the granite of the Canadian Shield, cased and grouted.

- 51 Submersible well pump and pressure tank.
- 52 Frost-protected and/or heated water service line.
- 53 Sediment filtration and UV disinfection included.
- 54 No municipal water charges.
- 55 The water softener exclusion and testing documentation can be omitted from this highlights piece.

Septic

- 56 Private septic system serving your home only.
- 57 Advanced tertiary treatment system.
- 58 Septic pump where grade requires.
- 59 Heated line where required.
- 60 No municipal sewer charges.

Tertiary septic treatment systems require an ongoing service and maintenance agreement with an authorized provider, at the homeowner's cost, as described in the Agreement of Purchase and Sale.

YOUR TARION WARRANTY

The Nest is backed by the TARION Home Warranty Program Including: Complete Customer Service Program for One Full Year.

- 61 Two Year Warranty Protection against defects in workmanship and materials including:
 - Caulking for windows and doors prevents water penetration.
 - Electrical, plumbing, heating delivery and distribution systems.
 - Detachment, displacement, or deterioration of exterior cladding; and all violations of the Ontario Building Code's Health and Safety Provisions.
- 62 Seven Year Warranty Protection against major structural defects (as defined in the Ontario New Home Warranties Plan Act) including:
 - A defect in workmanship and materials that results in the failure of a load bearing part of the home's structure, or
 - Any defect in workmanship of materials that adversely affects your use of the building as a home.

****8' x 10' shed included. Larger shed sizes available as an upgrade.**
****Garages available as an upgrade.**



Visionary Architecture



The Nest is an inspired blend of modern design with the functionality of Scandinavian architecture.

Contact Matt Smith today to learn more about how The Nest is right for you.

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HALL
H O M E S

Renderings are artist's concept. Features and specifications are subject to change. All selections are from the Vendor's standard selections. E. & O.E. 2026.