



*Kiya Developments*  
Custom Crafted Homes

## Luxury Features – Brookstone Estates

### Outstanding Exterior Features

1. Elegant stone and stucco elevations throughout with optional brick.
2. Stone sills for all windows.
3. Detailed finishing trims on front columns, windows, and garage doors.
4. Cambridge **30yr** shingles on dramatic roof lines and steep pitches.
5. High quality **Low E Argon** vinyl clad **casement** windows with colonial grills between glass panes, and screens on all windows, and elliptical features as per plan, all maintenance free and energy efficient.
6. Soaring double high windows as per plans.
7. **Oversized** vinyl clad **casement** windows with screens on all basement windows as per plans.
8. Graceful insulated **8' high** front entry door and **sidelights** as per plans.
9. Decorative **8' high** doors with **glass** inserts across the top as per plans.
10. **Oversized** 3-4 bay garages as per plans.
11. Outlets under front exterior soffits for seasonal lighting switched from inside.
12. **Entry** from garage into home.
13. Aluminum soffits, fascia, eavestroughs and downspouts.
14. Foundation wrapped in a heavy duty drainage membrane for protection against water.
15. All doors and windows fully caulked.
16. An exterior illumination throughout mixed with **pot lights**, coach lights, and hanging lights on the front facade.

### Remarkable Interior Finishes

17. **Plywood** sub floor **glued**, sanded, and fastened with **screws**.
18. **Steel** beam construction as per plans.
19. Interior garage walls fully finished, drywalled, taped and **painted**.
20. 2" x 6" construction on exterior walls with R-20 batt insulation, and all openings foamed.
21. R-40 blown in insulation in the attic.
22. R-12 basement wall wrap, to 6" above concrete floor slab.
23. Upgraded R-31 spray foam insulation in all living areas above porches and garages.
24. Exterior walls, plugs and openings are insulated, taped, and draft sealed.
25. **Engineered** floor beams, "silent floor".
26. **Soaring 2 story** ceiling in great room as per plans.
27. **Vaulted, Coffered, and Waffle** ceilings as per plans.
28. **Remarkably distinct 10'** ceilings on main floor, **9'** ceilings in the basement and **9'** ceilings on the second floor.
29. Colonial series panel doors throughout passages with elegant oil rubbed **upgraded lever** hardware.
30. Main floor to have custom 7' passage doors throughout.
31. Best quality eggshell paint finish on all walls, choice of **ANY 3** colours.
32. Custom **Round corners** on all finished drywall edges.
33. Quality **6 1/2"** baseboard throughout, with **3"** door and widow casings with a **1"** backband, and trimmed archways, finished in a shimmering semi-gloss.
34. **Pediments** with fluted posts on open entry ways.
35. Pre-finished **highest** quality **3 1/4"** oak hardwood floors throughout as per plans.
36. Quality imported tile throughout as per plans.
37. Upgraded berber carpet as per plans with upgraded underpad.
38. A grand **oak** finished staircase including banisters and **wrought iron** spindles from main floor to 2<sup>nd</sup> floor **and** from main floor to basement.
39. **Smooth** finished ceilings throughout **entire** home.
40. Pre-finished melamine shelving for all closets.

41. Stylish decorative **oversized** columns as per plans.
42. Dramatic **pot lights** throughout all common areas.
43. Gas fired **fireplace** with breathtaking mantels.
44. Basement landing **finished** and enclosed.
45. Cold **cellar** as per plans.

### Luxury Kitchen and Bath

46. Custom crafted **oak** wood cabinetry in kitchen with **extended** uppers, **pot drawers** and imported **granite** countertops.
47. **Crown molding** on kitchen cabinets.
48. Under valance **lighting** on all kitchen uppers
49. Finished servery with **2<sup>nd</sup> sink** and **walk in pantry** as per plan.
50. Designer chef's island with breakfast bar.
51. **Under mount** high quality 'Kindred' double stainless steel sink.
52. Moen **pullout high arc faucet** in kitchen.
53. Oversized **framed** mirrors in all bathrooms.
54. **Designer** mirror in powder room.
55. High quality Moen single lever faucets throughout.
56. Graceful **stainless steel** accessories in bathroom includes towel bar and toilet tissue holder.
57. Spa ensuite in master bedroom with luxurious soaker tub, and **separate vanity** counter as per plans.
58. **Upgraded** bathtubs are all extra deep acrylic soakers.
59. China sinks in all bathroom vanities, master ensuite to have **double** sinks.
60. Bathtubs tiled to ceiling height.
61. **Glass** enclosed shower in master suite tiled floor to ceiling with 'durarock' cement board in behind for ultimate protection against moisture.

### Electrical and Plumbing

62. **200 amp** service with copper wiring throughout.
63. **Upgraded** light fixtures throughout with oversized chandelier in staircase.
64. Designer **decora** (square) white receptacles and switch plates.
65. Pre-wired **4 cable** (RG6) and **4 telephone** or computer (CAT 5 – high speed) outlets.
66. Roughed-in central vacuum.
67. Moen 'posi-temp' controls in all showers and tubs.
68. Exterior vented fans in all bathrooms and laundry room.
69. Smoke detector and carbon monoxide detector on all floors.
70. Exterior weather proof electrical receptacles at all entry doors.
71. 2 frost free hose bibs (front and back).
72. Dishwasher rough-in provided.
73. Refrigerator water rough in provided.
74. Gas-fired rental hot water tank.
75. **High efficiency** forced air natural gas furnace.
76. **Security wiring** for all entries roughed-in.

### Tarion New Home Warranty

77. 1 year on all workmanship and materials.
78. 2 years on electrical, plumbing and heating.
79. 2 years on water penetration.
80. 7 years on major structural defects.

