

MONARCH

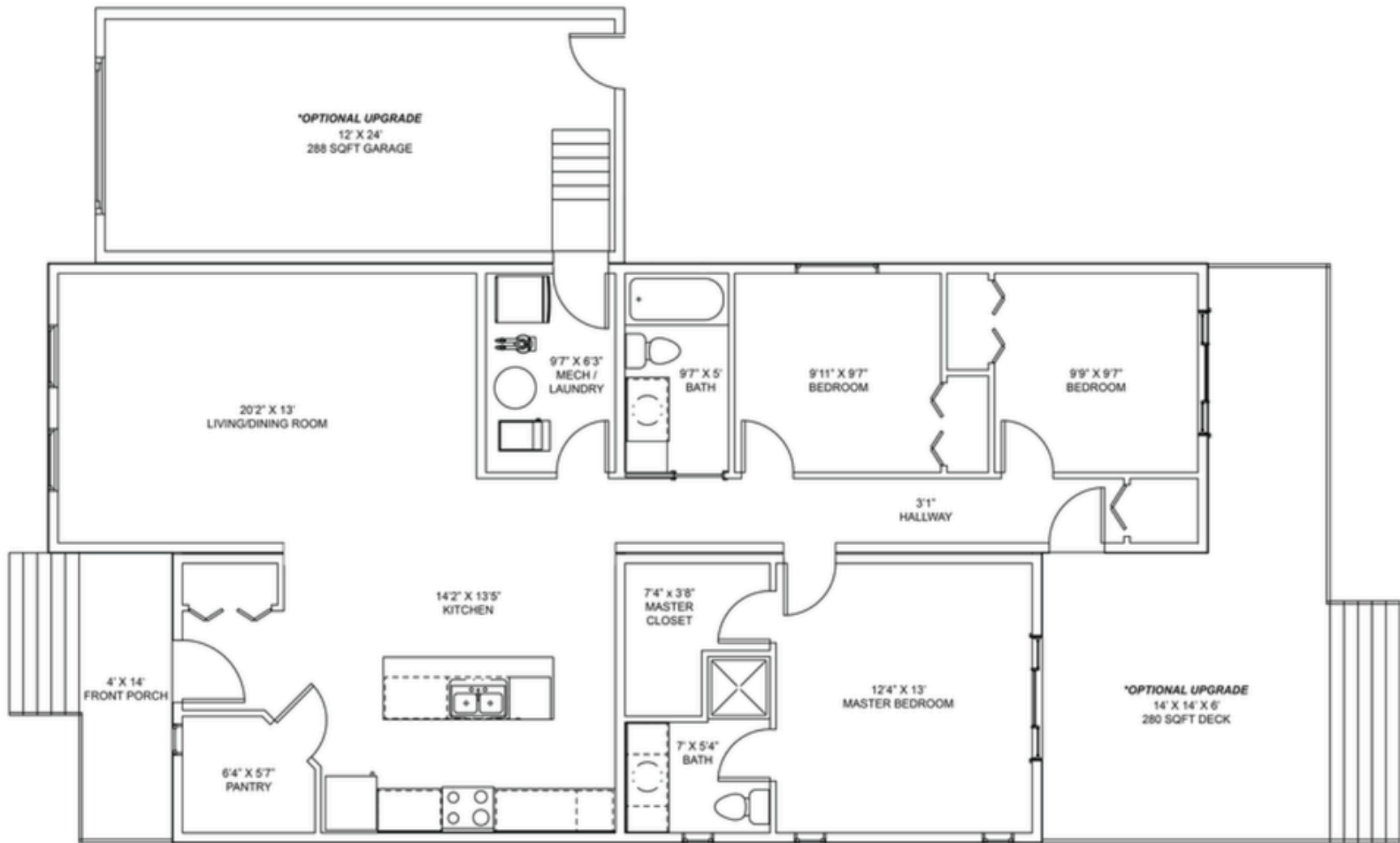
3Bed+2Bath 1,372 SQFT



MONARCH

3 Bed + 2 Bath

1,375 SQFT



5. Interior Colors & Finishings

Flooring Colors



Dakota



Ainsworth

Millwork Cabinets

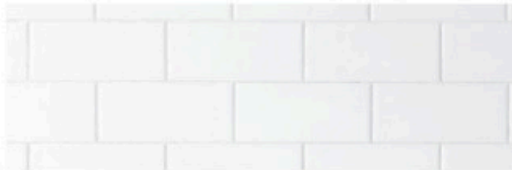


Beach



Modern White

Kitchen Backsplash



White Subway Tile

Laminate Countertops



White



Grey

Interior Walls



Chantilly Lace



WOODLAND
CRAFTED HOMES

STANDARD FEATURES

INCLUDED IN EVERY HOME

6. Standard Features

Construction Standards

- 1/12 roof pitch
- 2x6 exterior walls
- 2x4 interior walls
- 2x12 floor joists
- CSA certified pier foundation
- NovaWrap exterior building paper
- Fiberglass insulation
- Flat ceiling R40 / vaulted ceiling R32 / floor R31/ walls R22
- Vaulted living spaces (as per home plan)
- 200 amp Electrical Panel
- ½" Gyproc walls with square drywall corners
- Painted flat ceilings throughout
- White windows, PVC double pane, with screens
- Black front windows outside, white inside, PVC double pane, with screens
- Black 36" Vista Grande front door & white 36" flush side door, PVC in fiberglass
- White 6' sliding patio door, PVC double pane (where applicable)
- Includes placement and installation of home

Modern Exterior Features

- 12" side eaves with venting
- Black soffit, fascia & gutters
- Low-maintenance cement board siding
- Pressure-treated front porch with semi-trans and solid stain, includes black aluminum railings
- Brown pressure-treated back deck and side steps, includes black aluminum railings
- Asphalt driveway
- Front yard xeriscape landscaping, includes plants, and drip irrigation

Comfortable Interior Features

- 3-1/2" square baseboard, installed in lintel style
- 2-1/2" square trim around windows and doors
- Ceiling, trims & doors primed & painted two coats
- Interior walls primed & painted two coats
- White switches and electrical outlets
- LED pot lighting, 3000K throughout, interior & exterior
- Ceiling light fixtures in bedrooms & bathrooms
- Pendant lights above island (when applicable)
- Waterproof vinyl click flooring in all rooms
- White Lincoln Park interior doors
- Lever style door handles with square base
- White wire shelving in closets
- Window meeting egress code in each bedroom
- Carbon monoxide/smoke detectors in each bedroom and living space

Modern Kitchen Features

- 30" stainless steel range
- 30" stainless steel microwave/hood fan combination with exterior exhaust
- 30" stainless steel refrigerator
- 24" stainless steel dishwasher
- Double bowl stainless steel sink
- Chrome, single lever faucet with sprayer
- 36" lower cabinets with melamine boxes, adjustable shelves and melamine panels
- Chrome cabinet handles
- Soft-close hardware on all cabinets and drawers
- Laminate flat lay self-edge countertops
- 3x6 white subway tile backsplash
- Wire shelving in pantry

Contemporary Bathroom Features

- Quiet tech main bathroom fan
- 5' bathtub with smooth vinyl walls
- Shower in master bathroom with smooth vinyl walls, clear glass door
- Comfort height, Elongated toilets with slow close
- White porcelain sink with single lever Chrome faucet
- Chrome Bathroom accessories set
- 32" lower cabinets in melamine boxes, adjustable shelves and melamine panels
- Chrome cabinet handles
- Soft-close hardware on all cabinets and drawers
- Full size mirrors
- Laminate flat lay self-edge countertops with white subway tile backsplash

Mechanical & Laundry Room Features

- 40 GAL hot water tank
- High-efficiency electric forced air furnace with air conditioner
- 200 AMP electric service panel
- Rough-in for stackable washer/dryer
- Main water shut-off valve beside hot water tank
- Drop-in stainless steel sink and faucet in a melamine cabinet (when applicable)

12x24 Carport or Garage Selection

Carport

- 6x6 post construction
- 2x8 rafter construction
- Black soffit and fascia
- Asphalt parking surface

Garage

- Black 8' PVC garage door + 2 remotes
- Reinforced concrete garage floor
- Not insulated or drywalled
- 1x 3000K LED ceiling light fixture

Garage +

- Black 8' PVC garage door + 2 remotes
- Reinforced concrete garage floor
- Insulated, drywalled, mudded & taped
- 1x 3000K LED ceiling light fixture

Warranty Coverage

- 1 year - all interior and exterior finished items
- 2 years - plumbing, heating and electrical systems
- 5 years - water penetration on exterior building envelope
- 10 years - major structural defects

*Due to the current gaps in the global supply chain, all fixtures and items with varying lead times are subject to be substituted with a product of equal or higher quality, as required.



COHO, MONARCH, MONARCH XL

OPTIONAL UPGRADES

NOT INCLUDED IN STANDARD FEATURES

7. Optional Upgrades

Kitchen Expansion Package

- 8.5 additional feet of upper and lower cabinets
- 2 windows added on either side of the range allowing increased natural light into the kitchen
- Available for Coho, Monarch and Monarch XL models

\$9,500 +GST

Base Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops
- Undermount kitchen sink w Black or Stainless Steel faucet
- Cabinet LED lighting strips under upper cabinets
- 6 additional lower cabinet drawers on the range wall

\$9,100 +GST

Expanded Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
 - Quartz countertops
 - Cabinet LED lighting strips under upper cabinets
 - 6 additional lower cabinet drawers
- *Add both prices when upgrading expansion

\$4,900 +GST

Bathroom Upgrade Package

- Shaker panel cabinets with plywood boxes
- Rainfall shower head with a handheld shower kit in ensuite bathroom
- Quartz countertops with undermount sink
- Handheld shower kit in main bathroom
- Tiled shower and bathtub walls

\$7,000 +GST

Hardware and Fixture Color Upgrade

INCLUDES FOLLOWING ITEMS:

- Cabinet Handles
- Sink Faucets and Shower Fixtures
- Bathroom Accessories (Towel Holders, Toilet Paper Holder)
- Door Hinges
- Kitchen Sink

Black \$1,200 +GST

Satin Nickel / Stainless Steel

Appliance Upgrade Package

- Stainless steel, fingerprint resistant appliances
- 30" Smart Slide-in electric range
- 30" OTR microwave/hood fan combo with exterior exhaust
- 36" french door refrigerator and freezer drawer, 25cu. ft.
- 24" dishwasher with 3rd rack and stainless tub
- Front load stackable washer with Load & Go dispenser
- Front load stackable dryer

\$7,500 +GST

Flooring Upgrade Package

- Carpet in bedrooms with 7/16" foam underlay

\$2,100 +GST

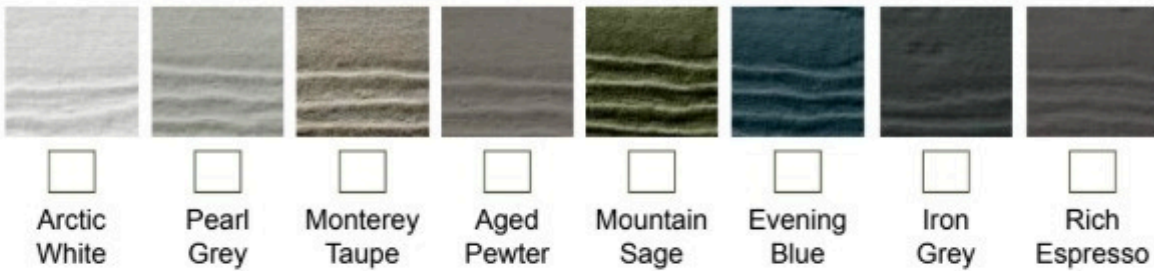
Front Exterior Facade Upgrade- Stucco & Brick or Stone Veneer Upgrade Package

• Brown pressure-treated wood deck (≈280sqft)

\$3,500 +GST



Stucco accent color



Brick or Stone front door accent color

Stacked Stone Options



Dark Brown



Limestone



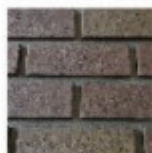
Black Blend

or

Stacked Brick Options



Shades of Grey



Terra Cotta



Simply Black

Wyze Smart Home Upgrade Package

Elevate your home with the latest in smart technology and safety features. The Smart/Safe Home Upgrade provides convenience, energy efficiency, and peace of mind—perfect for modern homeowners who value security and innovation.

Package Includes:

- 2 Exterior Cameras: 24/7 property monitoring for enhanced security
- Doorbell Camera: See and communicate with visitors from anywhere.
- Smart Thermostat: Optimizes energy use and reduces utility costs
- 3 Climate Sensors: Maintain comfort and monitor indoor conditions.
- 3 Water Sensors & Probe: Early detection of leaks to prevent costly water damage.
- Smart Garage Door Opener with Camera: Secure and convenient garage access. (If garage not selected, a second doorbell camera will be installed at a side entry.)
- 3 Entry Sensors: Monitors Entry doors for added security. (Windows included for Hummingbirds and Dragonfly floorplans.)
- Smart Deadbolt Lock: Keyless, smart, and secure access for your home. (Front Door only)
- Home Hub Meter: Centralized control of all smart devices for seamless operation.

\$3,000 +GST

Back Yard Deck Upgrade Package

- Brown pressure-treated wood deck (≈280sqft)

\$12,000 +GST

Vinyl deck membrane + \$4,000 +GST

Motorized awning + \$7,500 +GST

- Brown pressure-treated wood deck (≈112sqft)

\$9,000 +GST

Vinyl deck membrane + \$3,000 +GST

Motorized awning + \$6,000 +GST

Upgraded Front Yard Landscape

- Artificial Turf front yard landscaping plants with rock area and irrigation

\$TBD +GST

Backyard Landscape Package

- Backyard Artificial Turf & irrigation OR xeriscape
- Decorative features area with plants and drip irrigation
- Rock edging around perimeter

\$TBD +GST Xeriscape Artificial Turf

Shed Addition

- Sheds include gravel base and landscape fabric

- 8'x8' (64 sqft)

\$9,500 +GST

- 10'x10' (100 sqft)

\$13,500 +GST

- 10'x15' (150 sqft) *only available through Crafted Developments

\$17,500 +GST

Individual Upgrades

- | | | | | | |
|--|--------------|--------------------------|---|--------------|--------------------------|
| • Black windows and doors on all elevations | \$3,500 +GST | <input type="checkbox"/> | • Modern electric fireplace and drywall build out | \$5,500 +GST | <input type="checkbox"/> |
| • Blinds- roller shade w safety cord | \$3,200 +GST | <input type="checkbox"/> | • Electric car charger rough in | \$900 +GST | <input type="checkbox"/> |
| • Kitchen skylight (24"x48") | \$5,000 +GST | <input type="checkbox"/> | • Hot tub rough in | \$900 +GST | <input type="checkbox"/> |
| • Main bathroom skylight (24"x48") | \$5,000 +GST | <input type="checkbox"/> | • 220V plug in garage | \$900 +GST | <input type="checkbox"/> |
| • Quartz countertops in Kitchen and Bathrooms | \$7,500 +GST | <input type="checkbox"/> | • Under sink water filtration | \$1,800 +GST | <input type="checkbox"/> |
| • 6' patio door in master bedroom (includes landing) | \$5,500 +GST | <input type="checkbox"/> | • One outdoor hot water tap | \$900 +GST | <input type="checkbox"/> |
| | | | • Whole Home Water Softener | \$2,500 +GST | <input type="checkbox"/> |
| | | | • Whole Home Iron Water Filter | \$2,500 +GST | <input type="checkbox"/> |

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THE VIEWS- Roof Top Patio Upgrade Package

- 14ft x 10ft rooftop patio (≈140sqft)
- C/W Standard height railing
- Durable Vinyl Deck Membrane surface

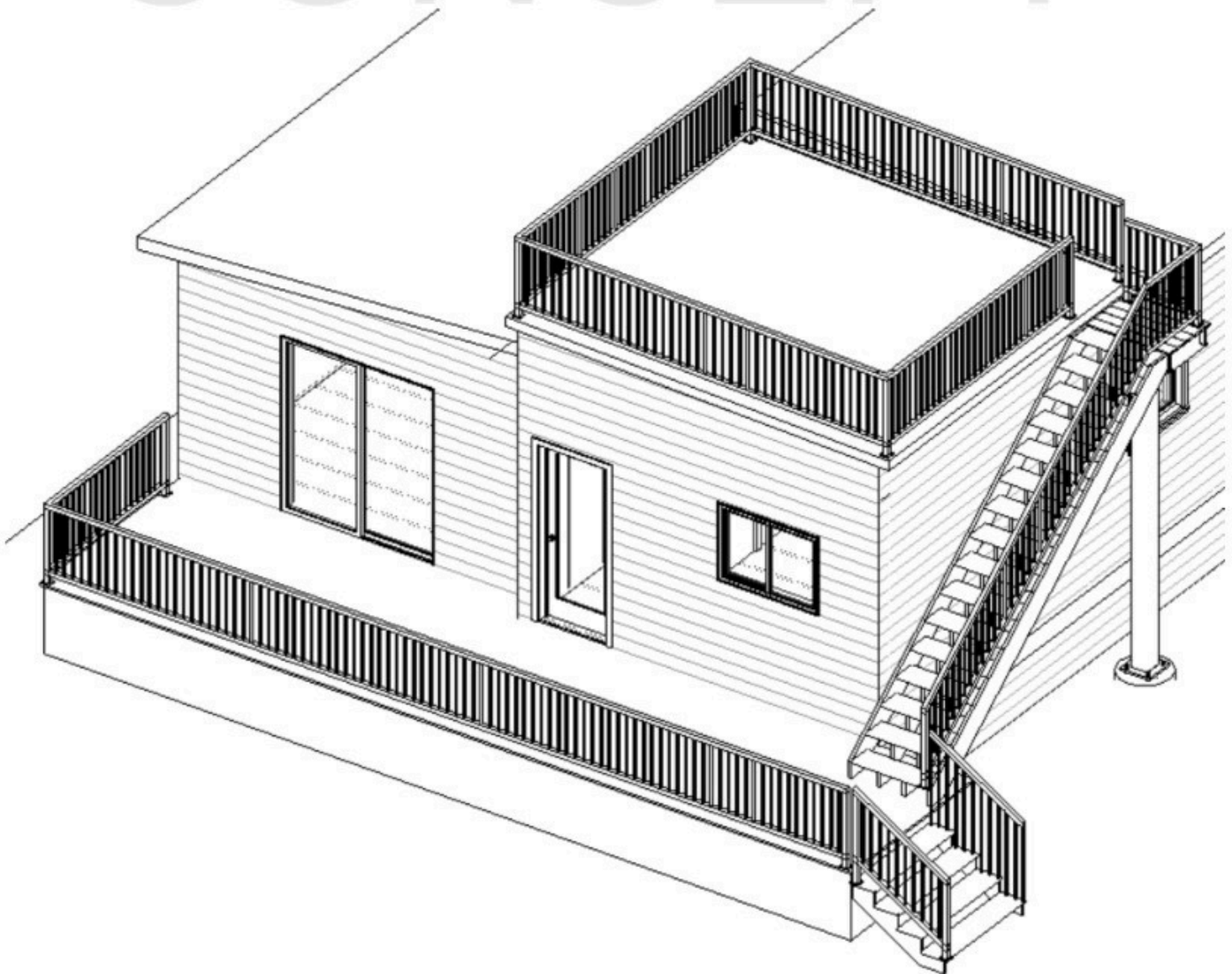


\$16,500 +GST

ROOFTOP PATIO ACCESS

- On homes with a rear yard, Stair access runs up the side of home with traditional full staircase

CONCEPT



*Shown above with Full sized Deck Upgrade Option.