

# SAGE

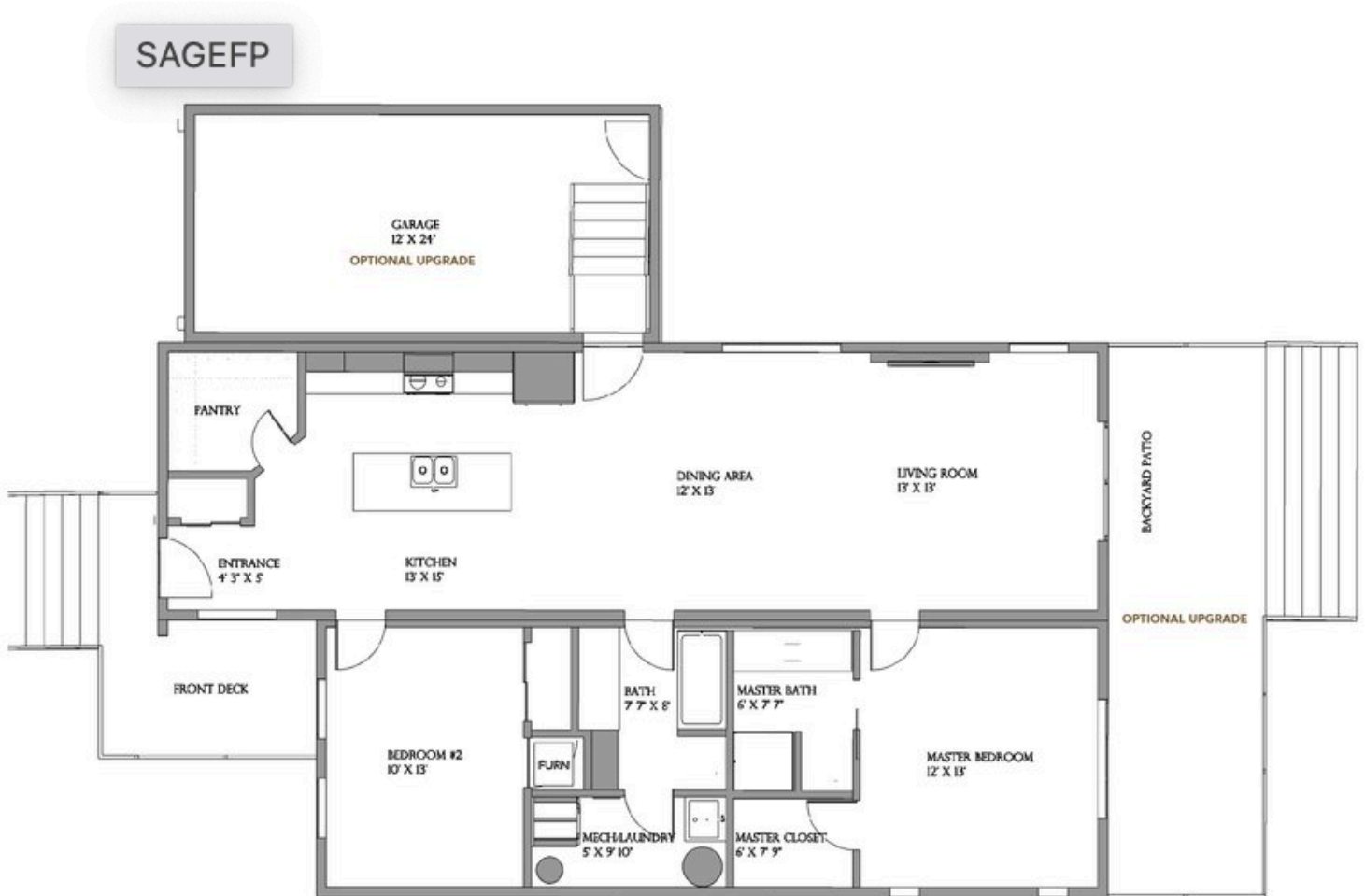
2Bed+2Bath 1,232 SQFT



# SAGE

2 Bed + 2 Bath

1,232 SQFT



# 5. Interior Colors & Finishings

## Flooring Colors



Dakota

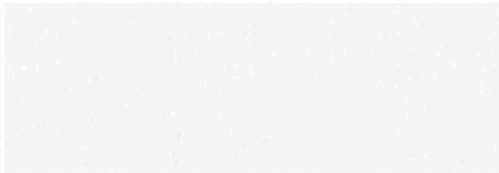


Ainsworth

## Millwork Cabinets



Beach



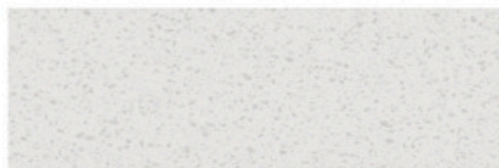
Modern White

## 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

# OPTIONAL UPGRADES

NOT INCLUDED IN STANDARD FEATURES

## 7. Optional Upgrades

### Base Kitchen Upgrade Package

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

\$9,100 <sup>+GST</sup>

### Bathroom Upgrade Package

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

\$7,000 <sup>+GST</sup>

### Flooring Upgrade Package

- Carpet in bedrooms with 7/16" foam underlay

\$2,100 <sup>+GST</sup>

### 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 <sup>+GST</sup>

Satin Nickel / Stainless Steel

### Appliance Upgrade Package

- Stainless steel, fingerprint resistant appliances
- 30" Smart Slide-in electric range
- 30" 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 <sup>+GST</sup>

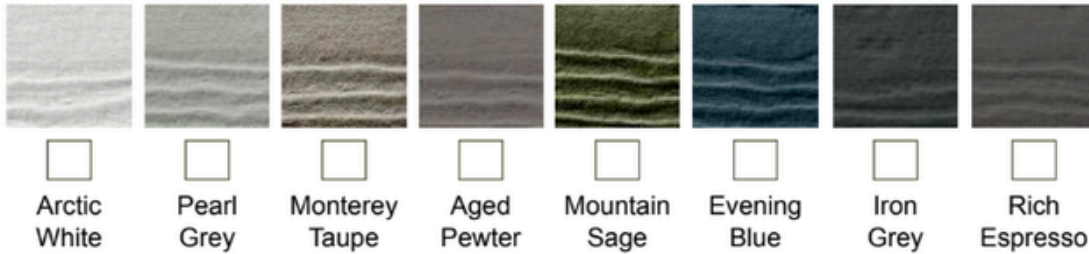
# Front Exterior Facade Upgrade- Stucco & Brick or Stone Veneer Upgrade Package

\* Includes a combination of Stone/Brick and Stucco veneer on module w the front door (concept shown below)

\$3,500 +GST



Stucco accent color



Brick or Stone front door accent color

Stacked Stone Options



or

Stacked Brick Options



## 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  \$3,000 +GST
- 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.

## 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 Sales

\$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"/> |

## THE VIEWS- Roof Top Patio Upgrade Package

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

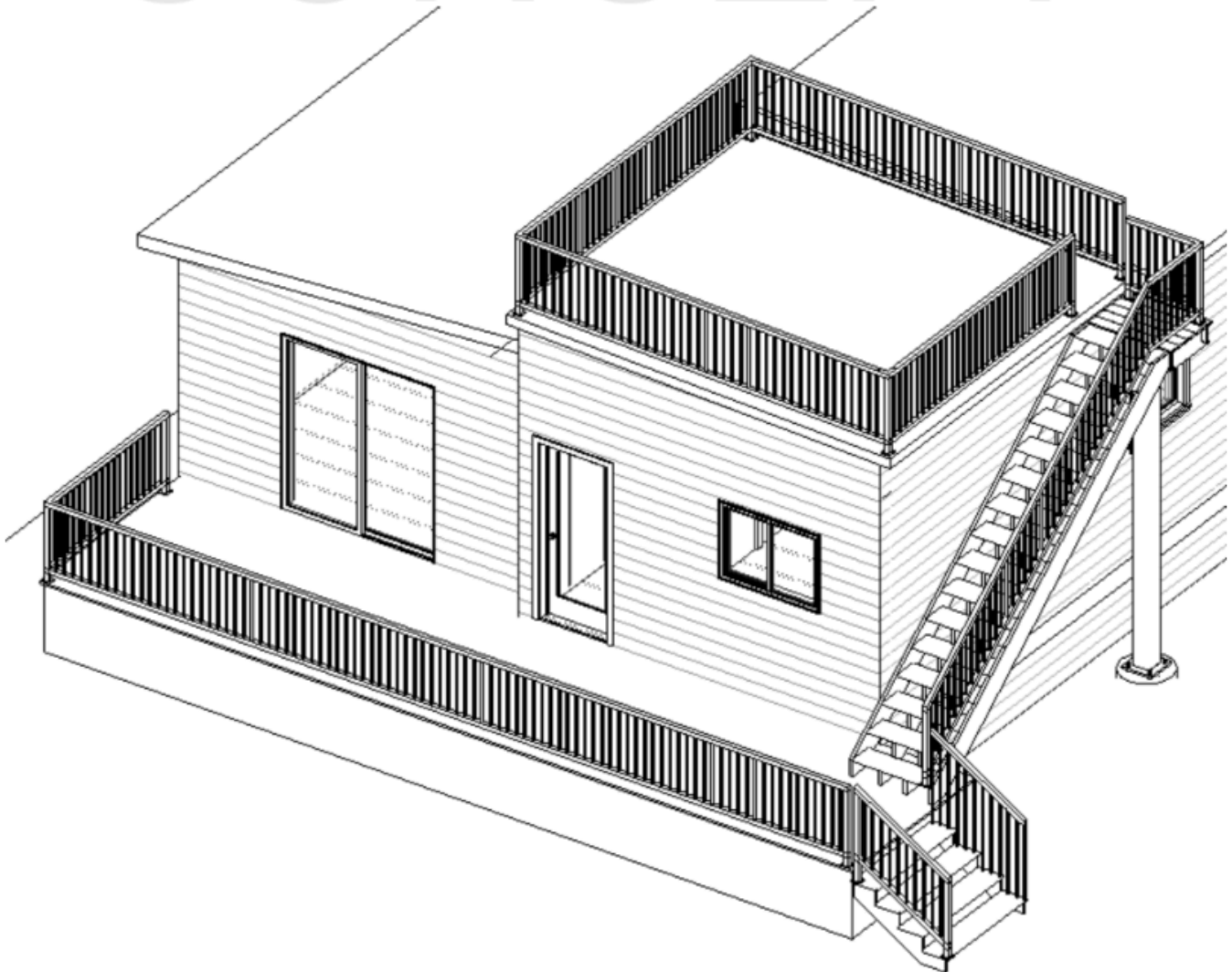


\$16,500 +GST

### 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.