

HUMMINGBIRD

588 SQFT



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1-Bed, 1-Bath | 588 Sqft

Covered Patio | 84 Sqft

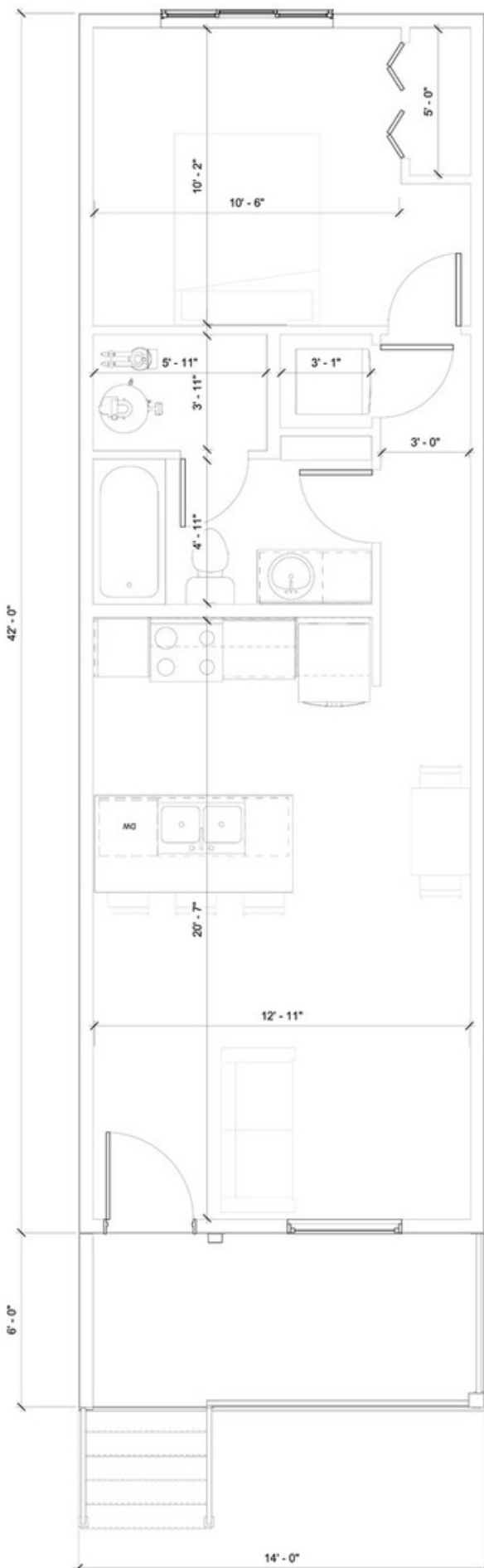
Optional Storage | 8 x 14 x 2

DESIGN

The Hummingbird is designed for singles, couples and students. With 560 square feet of living space, there is room for entertaining in the kitchen, lounging in the living room and dining at the table.

FEATURES

- 1,304 sqft lot size
- 325 sqft front yard
- Comes with one paved parking spot + visitor parking
- Built in privacy wall on front patio
- 30 inch fridge included, option to upgrade to french doors
- 4 piece bathroom, 5 foot tub / shower combination
- Large bedroom with space for a king bed
- Work space / desk space in bedroom
- Storage space in mechanical room when upgrading to on demand hot water system
- Maintenance / land use fee of \$275 / month



STANDARD FEATURES

6. Standard Features

Construction Standards

- 2x6 exterior walls
- 2x4 interior walls
- 2x12 floor joists
- CSA certified pier foundation
- NovaWrap exterior building paper
- Fiberglass insulation
- Flat ceiling R40 / floor R31/ walls R22
- 100 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

Modern Exterior Features

- 9" side eaves
- Black soffit, fascia & gutters
- Low-maintenance cement board

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
- Ultra Heat Pump c/w 2 heads

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

Contemporary Bathroom Features

- Quiet tech main bathroom fan
- 5' bathtub with smooth vinyl walls
- 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 mirror
- Laminate flat lay self-edge countertops with white subway tile backsplash

Mechanical & Laundry Room Features

- 40 GAL hot water tank
- 100 AMP electric service panel
- Rough-in for stackable washer/dryer
- Main water shut-off valve beside hot water tank

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. Standard features may be adjusted and updated from time to time.

5. Interior Colors & Finishings

Flooring Colors



☐ Dakota

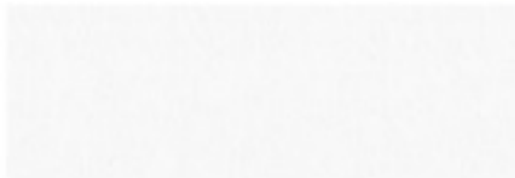


☐ Ainsworth

Millwork Cabinets



☐ Beach



☐ Modern White

Kitchen Backsplash



White Subway Tile

Laminate Countertops



☐ White



☐ Grey

Interior Walls



Chantilly Lace