



## THE LANDING AT PINEVIEW

### DESIGN SPECIFICATIONS

#### EXTERIOR & STRUCTURAL:

- Premium vinyl siding with Hardi Panel Details, aluminum fascia gutters and downspouts
- Vinyl thermo pane (Energy star) windows with screens, drywall return windows
- Vented aluminum soffits
- 30 year shingles
- 2" x 6" exterior wall construction
- R20 insulation in exterior walls
- R44 insulation in ceiling, as per code
- (2) Frost free hose bibs
- Concrete driveway and sidewalk to front entry door
- Garage primed only
- Two Garage door remote openers
- Chain link fencing 4 feet
- Rough-in for underground sprinkler line to exterior only
- Bareland Strata
- Common area grounds maintained by strata
- Each home has private rear yards
- Mountain trail to viewpoint looking over Kamloops
- Close to all amenities, bus transportation and schools

#### INTERIOR:

- 3 Floor Plans
- 2 coats eggshell latex paint plus primer to walls, 1 colour
- 2 coats semi-gloss paint plus primer to millwork (White)
- Contemporary Kitchen design
- Wire closet organizer shelves (rod & shelf) to all closets
- Over the range hood fan (stainless looking) with allowance for microwave
- Central vacuum rough-in
- Electric hot water tank 50 gal
- Heating system – natural gas with high efficiency forced air furnace
- Rough-in for future bathroom in basement entry plans B & C
- Flooring: common areas laminate, foyer, baths and laundry vinyl, staircase and bedrooms carpet
- Engineered floor system and roof trusses
- Rough-in for underground sprinkler to exterior of home
- Dishwasher and over the counter range
- NOT INCLUDED: Window coverings, air conditioning.  
Any changes to standard finishes must be done through the listing realtor

IN THE INTEREST OF MAINTAINING THE STANDARD OF THIS PROJECT, GRANITE DEVELOPMENTS RESERVES THE RIGHT TO MAKE MODIFICATIONS AND CHANGES.

