

# ***MANSURA***

## **SINGLE SECTION STANDARD FEATURES & SPECIFICATIONS**

### **GENERAL CONSTRUCTION**

- 8' Ceilings
- Cathedral ceiling in living, dining area, and kitchen
- Maintenance free vinyl lap siding and metal fascia
- Architectural asphalt shingle roof (limited lifetime warranty)
- 7/16" roof sheathing
- 12" sides, 18" front vented eaves (Does not include rear)
- Engineered full 4-12 pitch roof trusses
- Textured (primed) gyproc ceiling
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- 5/8" T & G OSB Floor Decking glued and screwed
- 2"x10" Floor joists @ 16" o.c.
- Heavy tubular steel frame
- Decorative insulated entry doors with dead bolt and peephole (36" front door)
- Coach lights at all exterior entrances
- Screen doors on front and rear entrances
- Residential maintenance free Low E Argon Filled (R-5) PVC vinyl windows
- PVC windows c/w vinyl sills, screens and security locks
- Exterior GFI electrical outlet and frost free water tap
- Insulation meets zone requirements as per 9.36 Energy Code
- All others: Floors R-20, Walls R-20 & Ceiling R-40 (min)

### **TASTEFUL INTERIORS**

- Plush saxony carpet in living room, great room, family room, hall and all bedrooms (certain models) (lino in hallways of 16' wides)
- Quality cushioned linoleum flooring all other areas
- Coordinating window valance over 2" white faux wood blinds (inset in window) in all areas except bathrooms

- Pre-finished interior passage doors in Crystal White colour

### **BRIGHT, BEAUTIFUL KITCHENS**

- Deluxe tile backsplash
- Window over kitchen sink (most models)
- Deluxe 30" electric range
- Exterior vented range hood with light
- 19 cubic foot, 2-door, frost free refrigerator
- Double stainless steel sink
- Spacious pantry (selected model)
- Doweled, full modular cabinetry w/crown moulding
- Three distinctive colors of cabinet doors to choose from with matching moulding & trim colour

### **SPACIOUS BATHS**

- One-piece quality fiberglass tub and shower units
- Curved Shower rods in all tubs
- Expansive vanity mirrors with Theatrical lights
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- Single lever faucet on tub/shower unit
- 36" vanity height in ensuite

### **UTILITY SERVICES**

- 100 amp electrical panel
- High efficiency (95.1+AFUE) gas furnace with condensation pump
- 33 Imp. (40US) gallon natural gas water heater
- Wired, plumbed and vented for washer and dryer
- Shelf above washer and dryer
- Primary exhaust fan c/w dehumidistat & switch
- CO/Smoke Detector(s) c/w battery backup
- Smoke detectors in bedrooms
- Arc Fault protection in public areas of home
- GFI protected receptacle for heat tape
- Dedicated receptacle in "Freezer Area"
- Communication outlet (2) – Kitchen and Master Bedroom