

Cape Cod Craftsman Home Designed  
by Prestigious C.A Designs

## ARBUTUS 1730 sq ft

The Arbutus is ideal beach house living for full or part time residents. This versatile 1730 sq ft floor plan offers three large bedrooms, a den, and a single car garage. The outdoor living area has been designed to maximize space and will make entertaining a breeze. The Arbutus... A perfect fit... for everyone.

### FEATURES

- Choice of Two Designer Colour Schemes
- Custom Fir Timber Framing
- Board and Batten Exterior with Cedar Shingle Accents
- Professionally Landscaped Yards with Stone Pathways and Private Patio Areas
- Vinyl Windows
- Heritage Style Solid Core Wood Front Door
- Imported Hand Laid Tile in the Entrance Way and Bathrooms
- Shaker Style Cabinets with Soft Closing Hinges
- Stainless Steel Appliances
- Granite Countertops
- Heavy Duty Stacking Washer/Dryer
- Forced Air Heat
- Designer Series Plumbing Fixtures
- Pressure Balanced Shower Heads
- Engineered Hardwood Floors in the Great Room and Kitchen. Wall to Wall Carpeting in the Bedrooms
- Three Coats of Premium Quality Paint on all Trim, Interior Doors, Walls and Ceilings
- Hand Laid Tile Backsplashes
- French Patio Doors
- Heritage Style Interior Doors
- Cape Cod Style Interior Trim
- Crown Moulding in the Great Room and Dining Room
- Beaded Vinyl Soffits
- Heated and Vented Crawl Space
- Single Car Heated Garage
- Steel Electric Garage Door

### BUILT IN QUALITY AND ENERGY-EFFICIENCY

- Custom Construction by Quality BuiltGreen Approved Builder
- Assessed for Environmental Building Practices
- New Home Warranty of 2-5-10
- Reinforcement Steel in Footings and Walls
- 6" thick Concrete Foundation Walls Sealed with Damp Proofing
- R-40 Insulation in Ceilings and R-20 in Exterior Walls
- Soundproofing Insulation Around Bathrooms, Laundry and Master Bedroom

### OPTIONS

- Exterior Rock Skirting
- Pre Wired Sound System
- Heat Pump with Air Conditioning
- Electric Fireplace with Cultured Stone Surround
- Crown Mouldings in Bedrooms
- Under Cabinet Lighting in the Kitchen
- Built In Vacuum Rough In
- Security Rough-In

### EXTERIOR SPECIFICATION

COLORS: Three Exterior Color Schemes

- Beach Grass (Almond, Sage, Stone, Nutmeg)
- Boardwalk (White, Coffee, Bark, Driftwood)
- Mariner (Grey, Blue, White, Slate)

Siding: James Hardie

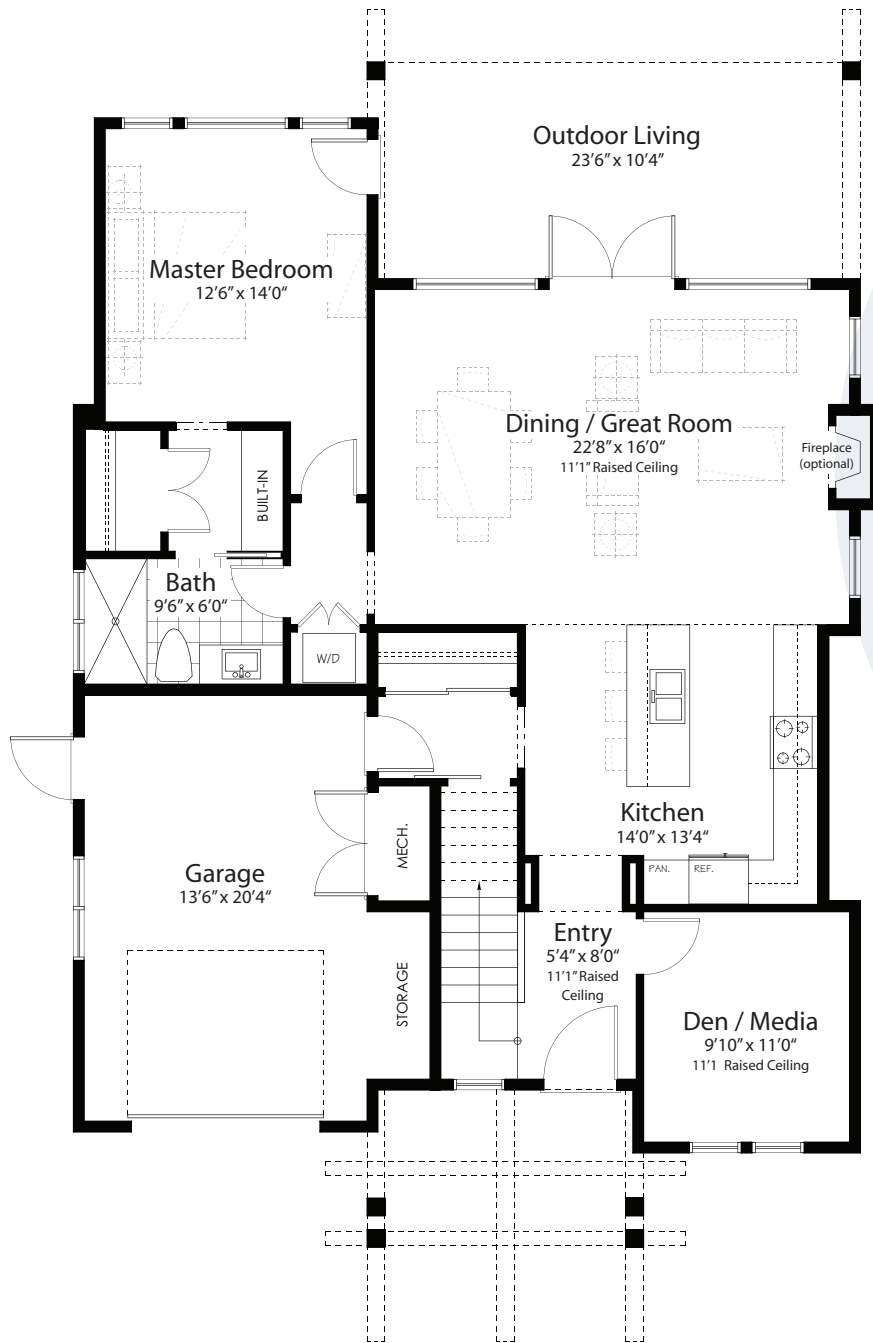
Roof: 35 yr Fibreglass Asphalt Laminated Shingles in Charcoal

Decking: Custom Paving Stone

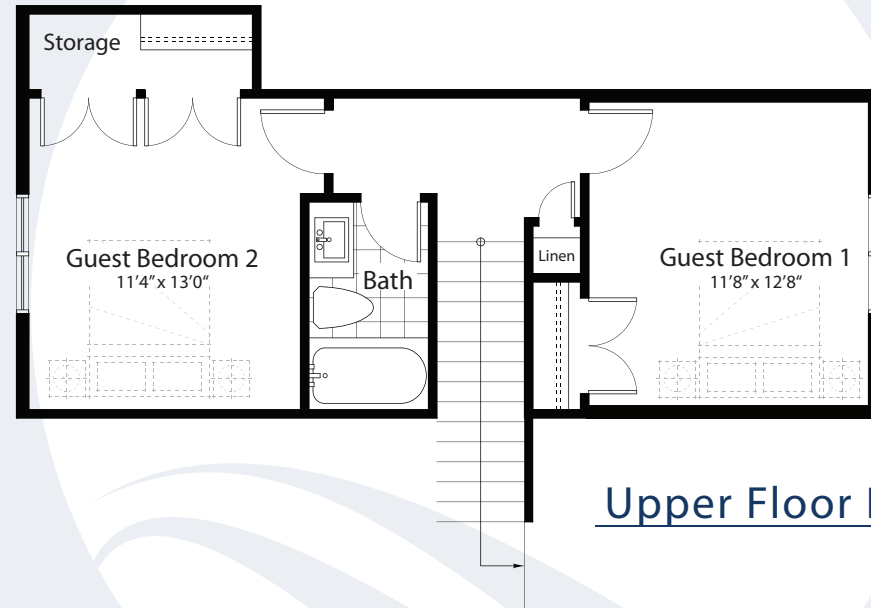
Driveways: Exposed Aggregate Concrete

# ARBUTUS

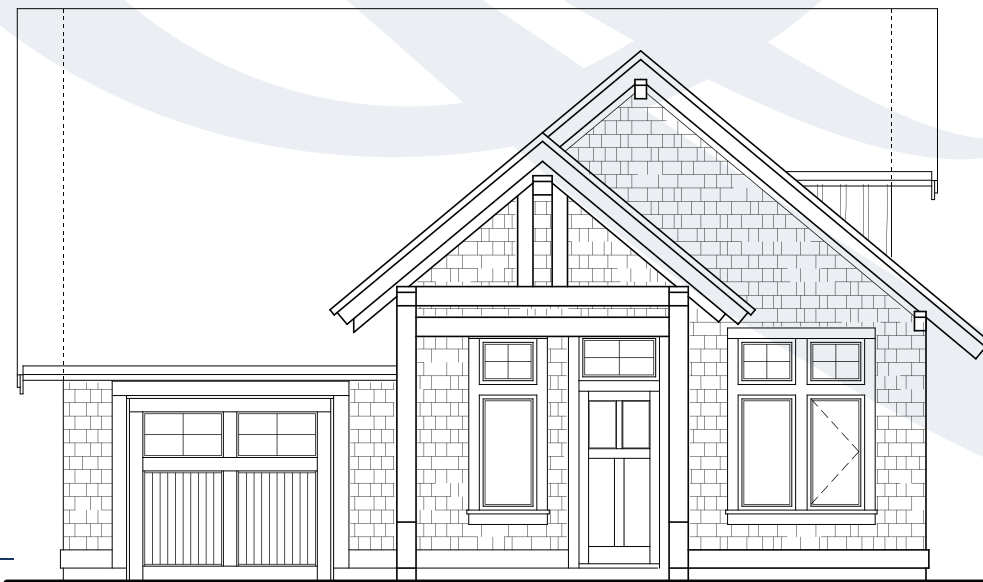
1730 sq ft



Main Floor Plan



Upper Floor Plan



Front Elevation