

## SEYMOUR 1500 sq ft

Cape Cod Craftsman Home Designed  
by Prestigious C.A Designs

The Seymour... This timeless beach house offers full or part time residents value coupled with quality and craftsmanship in a space designed for entertaining. This versatile 1,500 square foot plan, with an open concept great room, kitchen and dining area are an entertainer's dream. Two bedrooms, a bunk room and large storage area that can be converted to your liking means there is always room to grow.

### 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
- Beaded Vinyl Soffits
- Heated and Vented Crawl Space

### 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

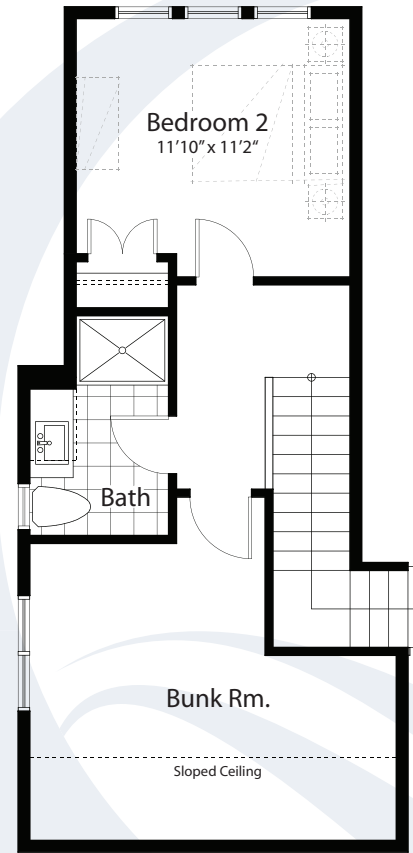
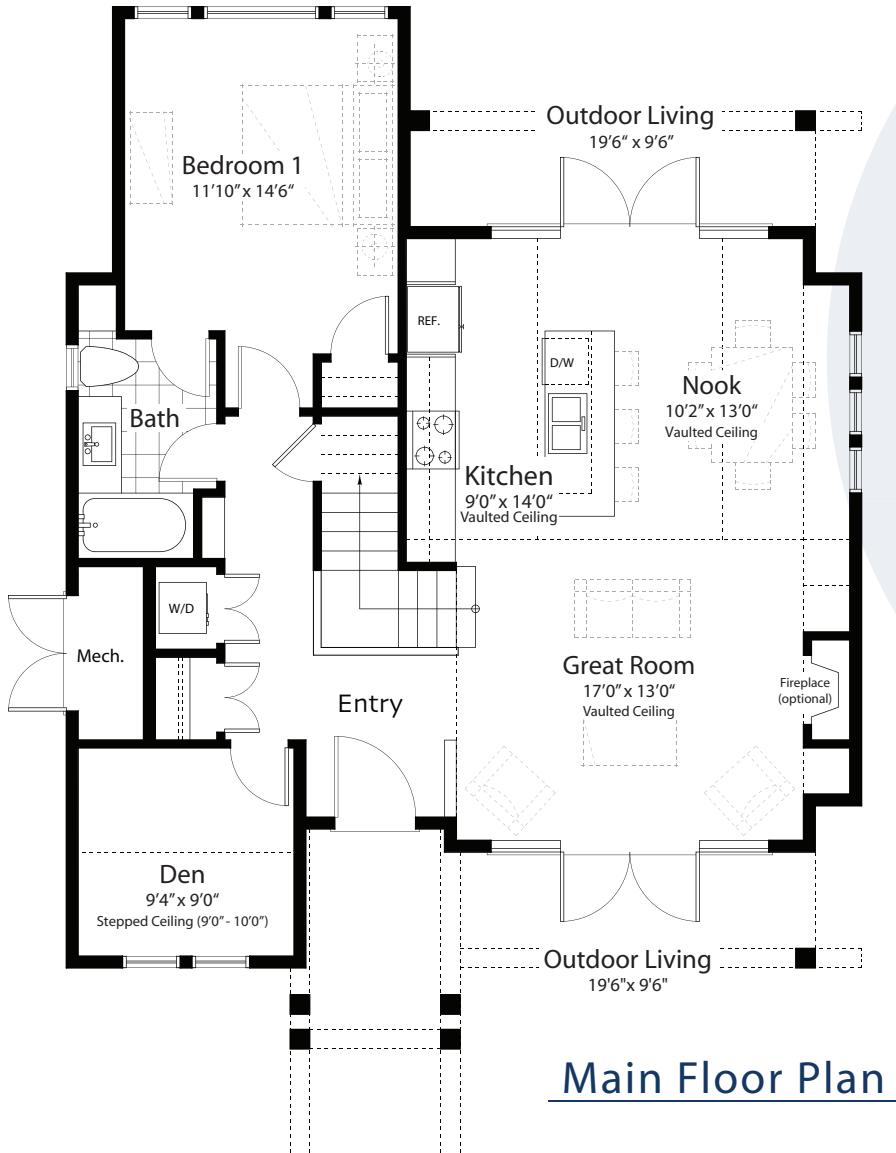
Roof: 35 yr Fibreglass Asphalt Laminated Shingles in Charcoal

Decking: Custom Paving Stone

Driveways: Exposed Aggregate Concrete

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Upper Floor Plan

Front Elevation

