

ELITE SPECIFICATIONS

The comfort, convenience and efficiency of every Trico home is enhanced with our Elite specification, which has a range of exciting features from engineered hardwood flooring to a knock-down ceiling.



ENERGY EFFICIENCY & MECHANICAL

- High-efficiency tankless water heater
- 96% High-efficiency gas furnace with a drip humidifier
- 50" Electric fireplace - if applicable, 1x 120v outlet included within dedicated fireplace wall
- Top port HRV, with 200 CFM installed on every furnace, interlocked with furnace fan
- All supply + return air fields sealed
- LED lights throughout the home
- Low-flow toilets
- Electric car charging station rough-in - if applicable, 1x 8/3 wire run from mechanical room space to middle of attached garage side wall & terminated in junction box, complete with 40-amp breaker installed in electrical panel.
- Solar PV rough-in - 2x 10/3 wire coiled at mechanical room space and run to peak of attic space and terminated in junction box for future tie in
- 60-minute bath fan timer switch with variable interval function to be installed in all main & upper floor bathrooms, including water closets
- R-20 fiberglass batt insulation on basement exterior walls
- Rim joists - R-20 lb spray foam insulation
- R-50 insulated attic areas

ELECTRICAL

- Carbon monoxide detector hard-wired outside main sleeping areas, as per plan
- Smoke detector hard-wired on all developed levels & all bedrooms, as per plan
- Single switch for basement lighting
- 2 Exterior weatherproof plugs
- Decora style switches & receptacles
- Soffit outlet w/interior switch
- Belt drive garage door opener with Wi-Fi capability
- Two (2) Cat5e Phone / Data outlet & RG6 coaxial cable outlets
- Two (2) Cord conduit including additional plug outlet at raised locations
- 1x Wi-Fi Access Point Installed
- 3 USB combination outlets located as per plan
- 3-Way switch to owner's suite

- 3x Motion switches
- GFCI circuit for all bathroom receptacles &/or as required by code
- 240V wiring for dryer & range
- 1 Soffit plug with switch
- All basement keyless lights are wired to one switch
- Owner's suite includes a 3-way circuit with switches located at bedroom entry & nightstand locations
- Up to three (3) motion switches included; one (1) each in pantry, owner's suite walk-in closet, & laundry (if applicable).
- Homes with 100-amp service to include 32/64 panel located in mechanical area
- Homes with 200-amp service to include 40/80 panel located in mechanical area

SOLID STRUCTURE

- 9' Main floor ceiling height
- Exterior walls framed 24" on centre to minimize thermal bridging
- Engineered roof truss, floor joists & LVL beam structure
- Level 4 finish 1/2" drywall
- Garage exterior side walls are framed 2" x 6"
- Dimpled plastic waterproofing membrane applied to basement foundation

TIMELESS EXTERIOR

- IKO Cambridge asphalt shingles
- Vinyl siding, Hardie Board siding or acrylic texture stucco exteriors (as per plan)
- Acrylic textured stucco - Only applicable to specific models and/or optional elevations purchased
- Fibreglass exterior doors
- PVC exterior windows with white maintenance free interior jambs
- Non-expanding foam around all windows & doors
- Sol-R Gain double-glazed, Low E windows - R Value (3.85)
- Full-width broom finished concrete driveway
- Brick/Cultured stone (as per plan or elevation)
- Decorative Battens (Smartboard/Hardie battens)



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Specifications may vary by product & community & therefore should be verified at point of sale. Specifications can be upgraded only. Images portray designer details & not the inclusive items of any specification level. Electrical - Due to revisions in electrical code, new homes may require a load calculation to be completed for the electrical system. This may result in additional costs to the purchaser if additional electrical loads added exceed the standard specifications. High load appliances such as air conditioning, electric vehicle chargers, extra stoves, dryers, or hot tubs are of particular risk. If a load sharing device is required to accommodate excess electrical load, it will be added at purchaser's expense. Exteriors - Any changes of additions required to the standard elevation due to architectural controls will be at the purchaser's expense (Revision: Oct 01, 2024).

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EXQUISITE KITCHENS

- Stainless steel kitchen appliances
 - Whirlpool 300 CFM over the range stainless steel microwave/hood fan combo
 - Whirlpool 36" French door fridge with ice maker & interior water dispenser in stainless steel
 - Stainless steel 55 dBA Whirlpool quiet dishwasher with boost cycle
 - Whirlpool 5.3 cu.ft. electric, self-cleaning, ceramic glass cooktop range in stainless steel
- Full height subway style tile on kitchen backsplash
- Blanco Horizon U2 silgranit undermount kitchen sink
- Pull-out kitchen faucet (Moen 87066) includes a soap dispenser
- Waterline to fridge with hook-up
- Maple cabinetry with choice of stain colour
- 42" Tall upper cabinetry
- 1 Set of pots & pans drawers
- Soft-close hardware on all cabinet doors & drawers
- 2" Cornice crown moulding on kitchen cabinet uppers
- Full-depth cabinet above fridge
- 4" LED Pot lights to kitchen
- 1¼" Quartz Polaris in the kitchen
- LED rope lighting to underside of upper cabinets in main kitchen only
- 1x Z-Wave smart switch installed
- 3000k Standard light temperature for rope lighting

INDULGING BATHROOMS

- Subway tile backsplash at vanities
- 40" High bathroom mirrors with satin edges (width of vanity top)
- 24" x 36" Rectangular mirror for ½ bath vanity pedestal (if applicable)
- 1 Medicine cabinet per home
- Curved chrome shower rod in main bath
- 60" x 32" Acrylic skirted tub
- Builder standard drop-in soaker tub, if applicable, as per plan
- 60" x 36" Acrylic shower, if applicable
- Tile on 18" high soaker tub surround, with full-height tile to ceiling in tub & shower stall (if applicable)
- Chrome bath hardware
- 1¼" Quartz Polaris to vanity cabinets
- Bank of drawers to ensuite vanity
- Undermount bathroom sink (s)
- Roman tub filler hand shower on all soaker tubs (if applicable)
- 6mm Slider shower door in all standard shower locations

SMART HOME FEATURES *(Subscription Required)*

- Z-Wave switch - connects to hub
- HD Wi-Fi video doorbell - VX1 HD - connects to hub
- Doorbell chime unit wired to the front door & 1x standard button at the rear door. Side entry door, if applicable, also wired to doorbell chime unit, complete with 1x button.
- Wi-Fi video doorbell camera installed at the front door. Connected to the local doorbell for dual functionality. In order to activate & download the APP contact Supreme Security 403.242.7777 for increased functionality
- Smart Home Control Panel 7" hub, wall mounted touch-screen whole home automation, alarm & security panel. The hub is currently functioning in the local mode. For activation & subscription contact Supreme Security 403.242.7777 for increased functionality
- Smart programmable thermostat with Wi-Fi capabilities

PERSONALIZED INTERIOR FINISHES

- Engineered hardwood flooring (as per plan)
- Minimum 14" x 14" flooring tiles (as per plan)
- Decorative railing with wooden spindles to staircase from main to upper floor, or (as per plan)
- Durable 8 lb. underlay for all carpeted areas
- 1 Primer & 2 finish coats of single colour super II eggshell paint (white or medium base) on interior walls
- Choice of 6 white colors for baseboards, casings & interior doors
- 4¼" Baseboards & 2¾" casings with one-piece door headers in common areas
- Choice of 6 interior door styles
- Choice of Weiser door hardware styles in available finishes
- White "free-slide" wire closet shelving
- Knock-down ceiling texture on main & upper floor
- Choice of 2 interior trim packages (1 modern & 1 traditional)



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