

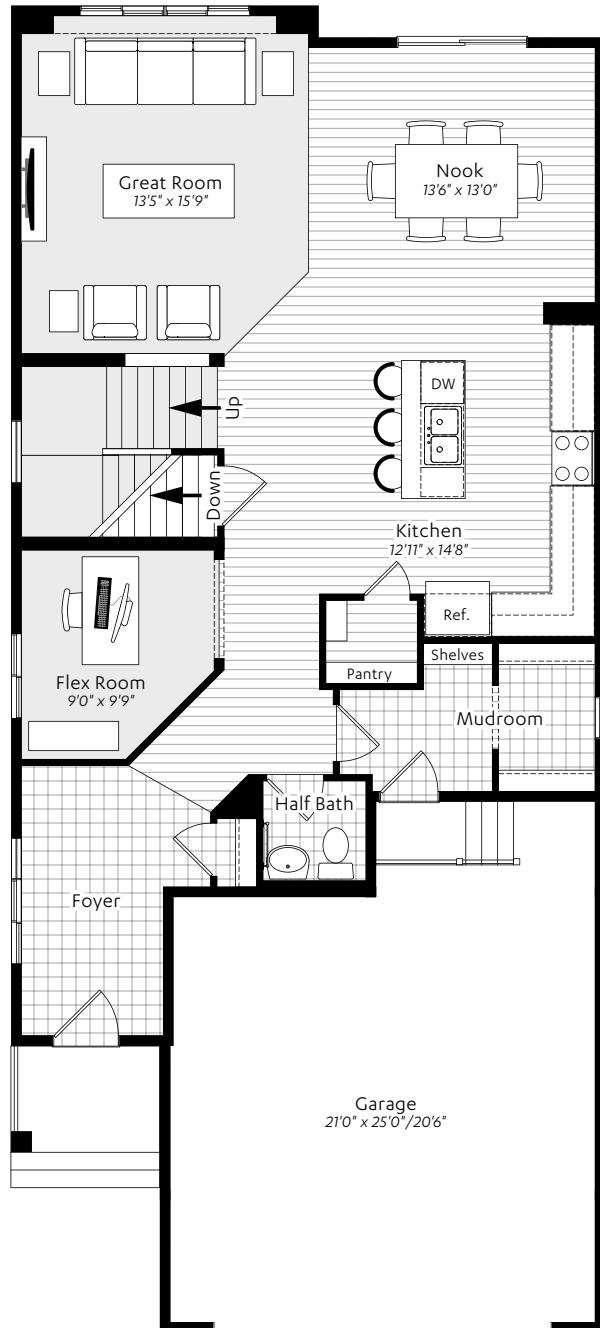
FRONT DRIVE HOME

SEABROOK
IN MAHOOGANY

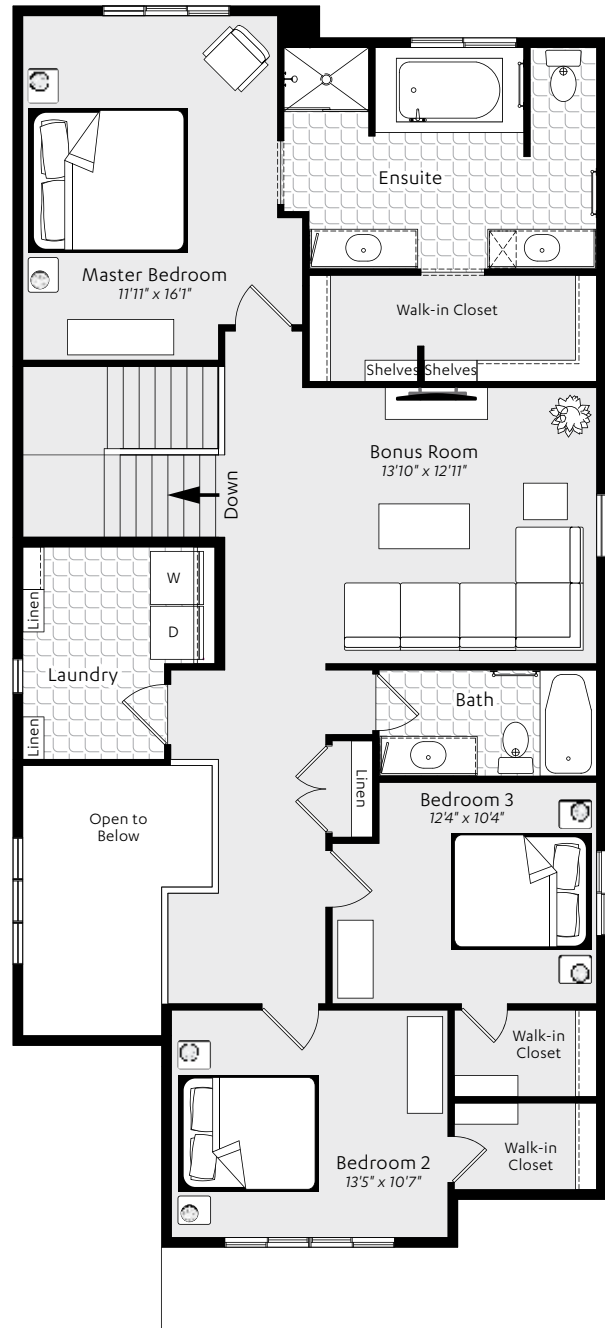
3 Bedrooms | 2½ Baths | Two Storey
2600 sq. ft. finished + 1053 sq. ft. unfinished basement



Main Floor | 1161 sq. ft.



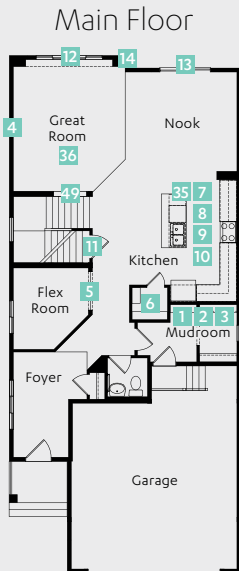
Second Floor | 1439 sq. ft.


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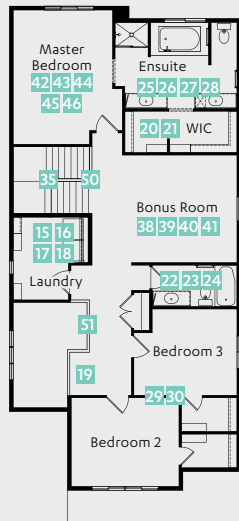
Over 50 Awards for
Design Excellence



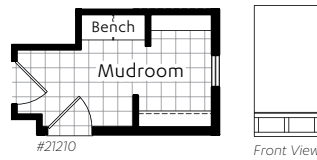
OPTION LOCATION OVERVIEW



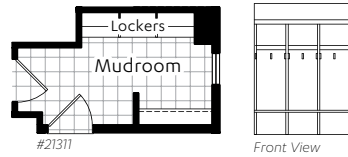
Second Floor



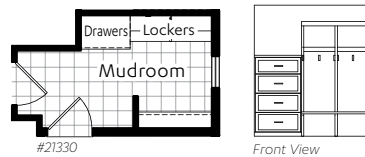
- 1** Mudroom with Bench:
- Bench is 4' in length



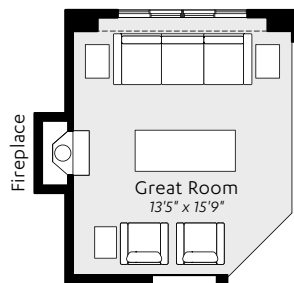
- 2** Mudroom with Lockers:
- Total length is 6' with 3 lockers, 3 hooks per cubby



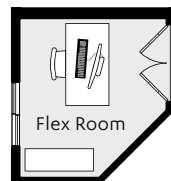
- 3** Mudroom with Lockers and Drawers:
- Lockers are 4' length with 2 lockers, 3 hooks per cubby
- Drawers are 3' length with 4 pull-out drawers



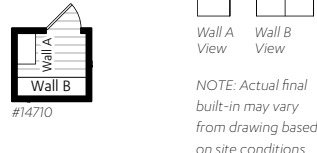
- 4** Great Room Fireplace Location:
- Choice of fireplace finishing options available;
see your sales representative for details



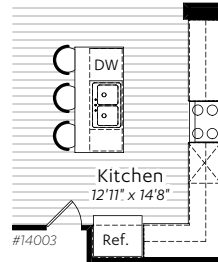
- 5** French Doors to Flex Room



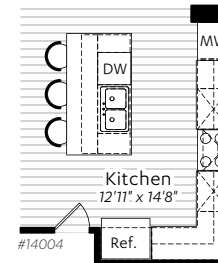
- 6** Pantry Upgrade:
- White melamine shelves
- Small and medium pull-out wire baskets
- Tray dividers



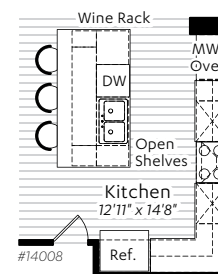
- 7** Kitchen Upgrade Level 1:
- Cabinet upgrade to max 42" upper cabinets with step up above microwave and fridge
- One set of pots and pans drawers beside stove



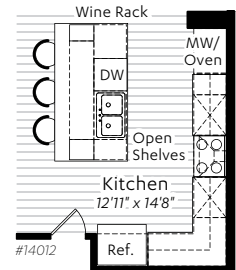
- 8** Kitchen Upgrade Level 2:
- Island increased from standard 3'0" x 6'4" to 4'0" x 7'4" (includes additional light above island)
- Cabinet upgrade to max 42" upper cabinets with finished height consistent throughout kitchen
- Chimney-style hoodfan included with full height tile behind
- Two sets of pots and pans drawers beside stove
- Built-in microwave included with trim kit



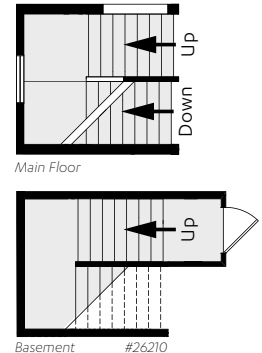
- 9** Kitchen Upgrade Level 3:
- Island increased from standard 3'0" x 6'4" to 4'6" x 8'4" (includes additional light above island, wine rack, open shelves and extra storage)
- Cabinet upgrade to max 42" upper cabinets with crown moulding extended to ceiling throughout kitchen
- Chimney-style hoodfan included with full height tile behind
- Three sets of pots and pans drawers (one to each side of stove and one below the cooktop)
- Built-in microwave and wall oven included with trim kit
- Electric cooktop included with lower base cabinet



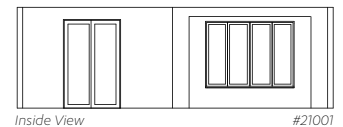
- 10** Kitchen Upgrade Level 4:
- Island increased from standard 3'0" x 6'4" to 4'6" x 8'4" (includes additional light above island, wine rack, open shelves and extra storage)
- Cabinet upgrade to 36" and 12" stacked cabinets with crown moulding extended to ceiling throughout; upper 12" cabinets include clear glass fronts with lighting
- Chimney-style hoodfan included with full height tile behind
- Three sets of pots and pans drawers (one to each side of stove and one below the cooktop)
- Built-in microwave and wall oven included with trim kit
- Electric cooktop included with lower base cabinet
- Pull-out garbage/recycle drawer
- Tip-out sink tray in front of sink
- Under cabinet lighting over counter areas



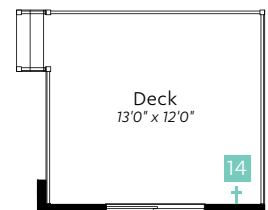
- 11** Developed Basement Stairwell:
- Door moves from main floor to basement
- Stairwell with finished walls and carpeted stairs



- 12** 9' Main Floor Window Package:
- Rear windows increased up to an additional 12" in height
- Rear windows upgraded to casement windows
- Patio door increased from 7'0" to 8'0" high

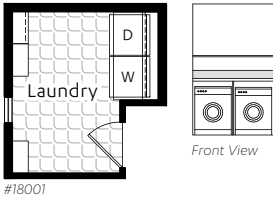


- 13** Rear Deck
- Stairs to yard (number of stairs depends on grading)
- Deck materials as selected on "Schedule B"

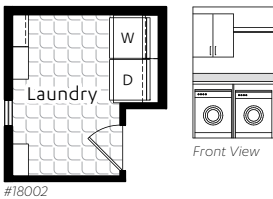


- 14** Gas Line for BBQ:
- See "Rear Deck" option for placement
(NOTE: Does not require "Rear Deck" option for purchase and is sold separately)
#986098305

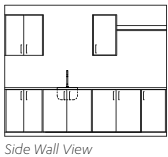
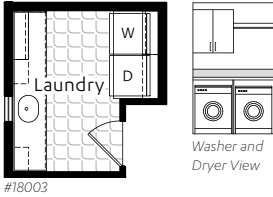
- 15 Laundry Upgrade Level 1:**
- Laminate countertop above washer and dryer with wire shelf above
 - 6" tile backsplash above countertop



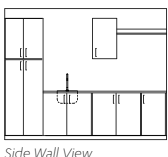
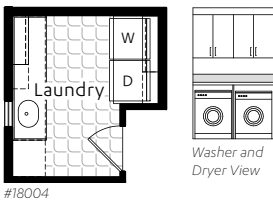
- 16 Laundry Upgrade Level 2:**
- Laminate countertop above washer and dryer
 - 6" tile backsplash above countertop
 - Upper cabinet with wire shelf with hanging rod



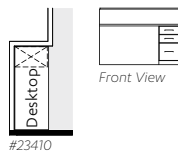
- 17 Laundry Upgrade Level 3:**
- Laminate countertop above washer and dryer
 - 6" tile backsplash above countertop
 - Upper cabinet with wire shelf with hanging rod
 - Laundry sink with faucet and lower cabinets



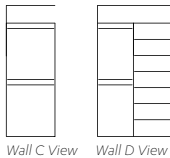
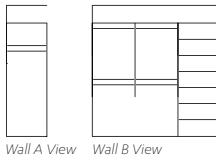
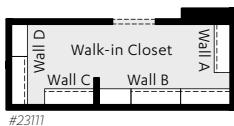
- 18 Laundry Upgrade Level 4:**
- Laminate countertop above washer and dryer
 - 6" tile backsplash above countertop
 - Upper cabinets
 - Cabinet tower
 - Laundry sink with faucet and lower cabinets



- 19 Desktop in Second Floor Hallway:**
- Laminate top with bank of drawers
 - 2 1/4" hole in desktop for cords

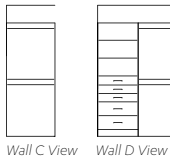
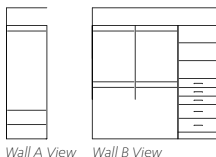
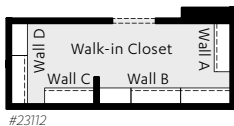


- 20 Walk-in Closet Upgrade Level 1:**
- Open shelving above closet organizer
 - Single hanging areas for long clothes
 - Towers with white melamine shelves
 - Double hanging areas for short clothes



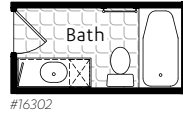
NOTE: Actual final built-in may vary from drawing based on site conditions

- 21 Walk-in Closet Upgrade Level 2:**
- Open shelving above closet organizer
 - Single hanging areas for long clothes and shoe storage below
 - Towers with white melamine shelves, jewelry insert and drawers
 - Double hanging areas for short clothes (tie rack and scarf rack included)

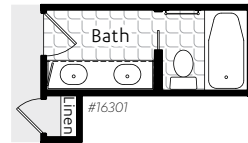


NOTE: Actual final built-in may vary from drawing based on site conditions

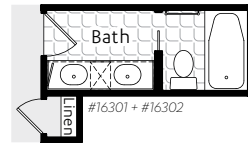
- 22 Bank of Drawers to Main Bath**



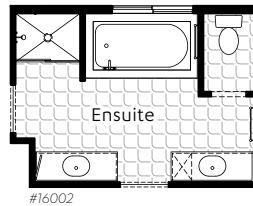
- 23 Main Bath Upgrade Level 1:**
- (NOTE: Linen closet is resized to accommodate)
- Pocket door separating vanity and shower areas
 - Second sink with light above



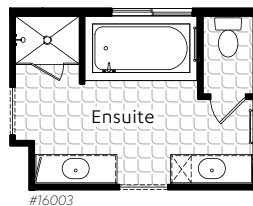
- 24 Bank of Drawers to Main Bath Upgrade Level 1**
- (NOTE: Requires option purchase)



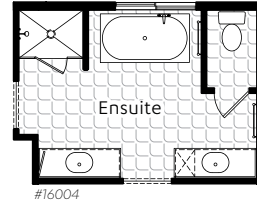
- 25 Ensuite Upgrade Level 1:**
- Tub size increased to 72" x 36" soaker
 - Cabinet-style medicine cabinet
 - Shower tile surround extended to ceiling



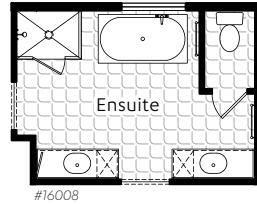
- 26 Ensuite Upgrade Level 2:**
- Tub size increased to 72" x 36" soaker
 - Cabinet-style medicine cabinet
 - Fully tiled shower with acrylic base and swinging shower door with chrome frame
 - Vanities raised to 36"
 - Door added to water closet



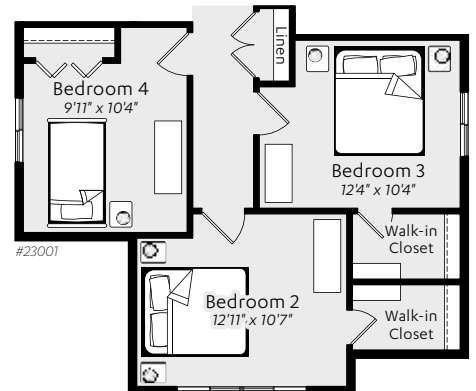
- 27 Ensuite Upgrade Level 3:**
- Tub upgrade to 66" x 36" free-standing soaker
 - Cabinet-style medicine cabinet
 - Fully tiled shower with acrylic base and swinging shower door with chrome frame
 - Vanities raised to 36"
 - Door added to water closet
 - Tile surround to wall by tub area to match height of vanity backsplash
 - Additional light above free-standing tub



- 28 Ensuite Upgrade Level 4:**
- Tub upgrade to 66" x 36" free-standing soaker
 - Cabinet-style medicine cabinet
 - Full height tiled shower with tiled base, square drain, swinging shower door with chrome top and glass wall
 - Chrome bath fixtures including rain showerhead, hand-shower on slide bar and diverter
 - Vanities raised to 36"
 - Second bank of drawers to second vanity
 - Door added to water closet
 - Tile surround to wall by tub area to match height of vanity backsplash
 - Additional light above free-standing tub

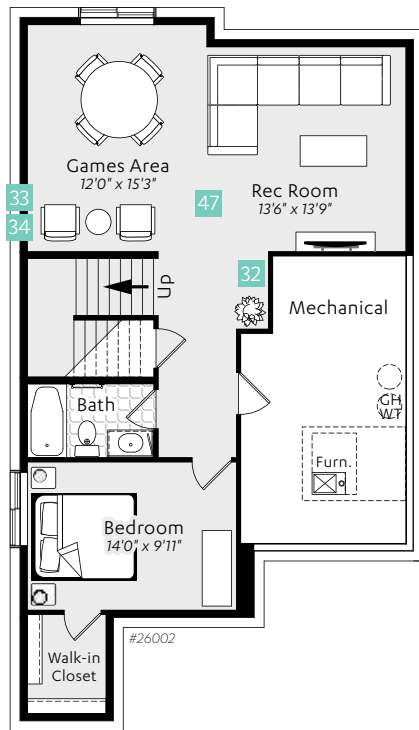


- 29 Fourth Bedroom Layout for Elevation A and C**

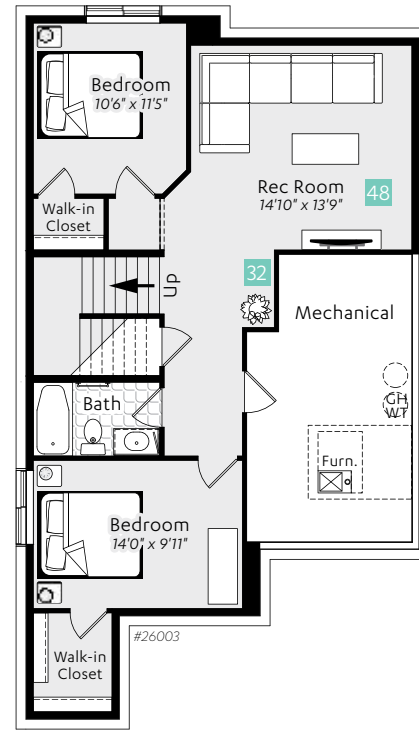


LOWER LEVEL OPTIONS FOR SEABROOK IN MAHOGANY

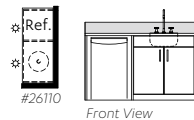
Basement Development Option Level 1
756 sq. ft.



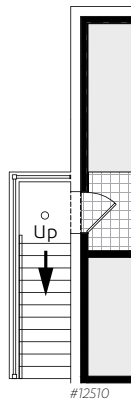
31 Basement Development Option Level 2
756 sq. ft.



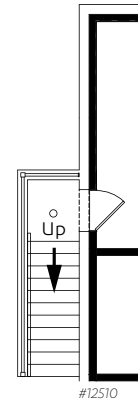
- 32 Wet Bar in Basement Development Option**
- Laminate countertop with lower cabinets
 - Stainless steel mini-fridge included
 - 6" tile backsplash
 - Two 4" mini LED pot lights above
- (NOTE: Pot light locations may vary based on site conditions)



- 33 Concrete Stairwell in Basement Development Option Level 1:**
- 6-panel entry door
 - Tile at stairwell entrance
 - Exterior light and plug
 - Aluminum railing with handrail to top
 - Floor drain
 - Allowance for 12 risers
- (NOTE: Actual number of risers required will be determined by site conditions)

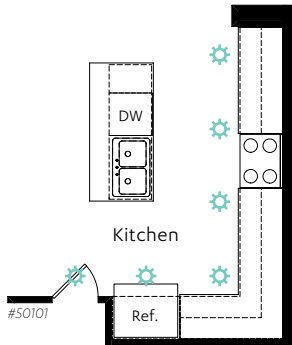


- 34 Concrete Stairwell in Undeveloped Basement:**
- 6-panel entry door
 - Exterior light and plug
 - Aluminum railing with handrail to top
 - Floor drain
 - Allowance for 12 risers
- (NOTE: Actual number of risers required will be determined by site conditions)

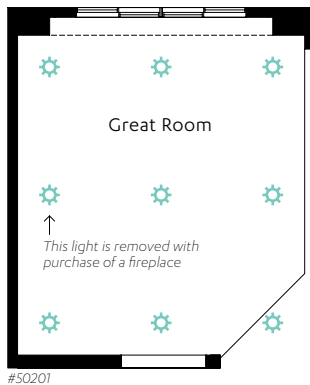


CEILING OPTIONS FOR SEABROOK IN MAHOGANY

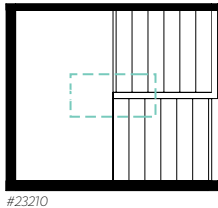
- 35 Pot Light Kitchen Layout*:**
- 6" LED pot lights including dimmer switch



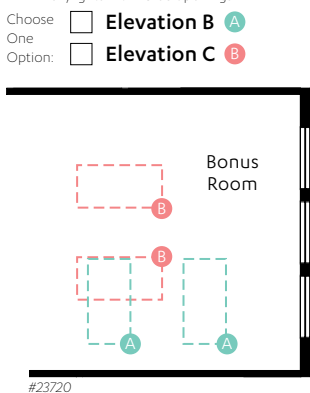
- 36 Pot Light Great Room Layout*:**
- 6" LED pot lights including dimmer switch



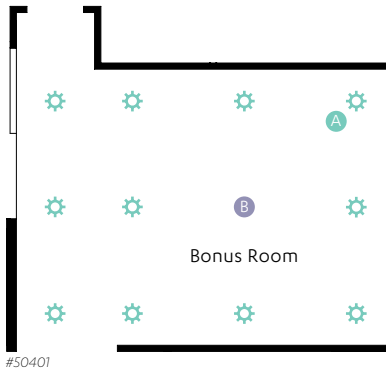
- 37 Skylight Above Second Floor Stairwell for Elevation B Only:**
- 2' x 4' skylight with flared opening



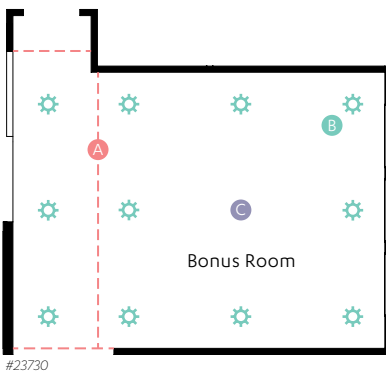
- 38 Skylights Above Bonus Room:**
- 2' x 4' skylights with flared openings



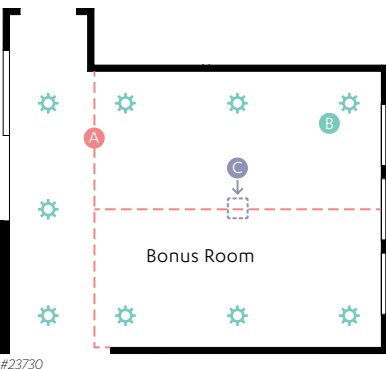
- 39 Pot Light A Bonus Room Layout:**
- 6" LED pot lights including dimmer switch
Check Option Below if on "Schedule B":
☐ Ceiling Fan Rough-in Location B #974098205



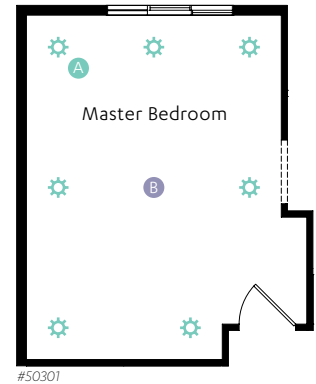
- 40 Vaulted Ceiling A Bonus Room Layout for Elevation A and C:**
- 6" pot lights including dimmer switch
Options: ☐ Pot Lights B #50401
☐ Ceiling Fan Rough-in Location C #974098205



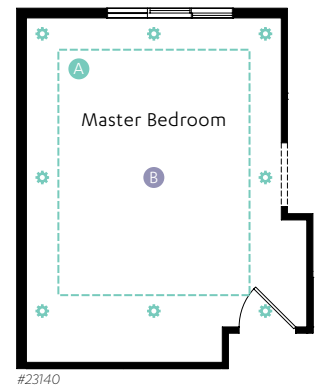
- 41 Vaulted Ceiling A Bonus Room Layout for Elevation B:**
- 6" pot lights including dimmer switch
Options: ☐ Pot Lights B #50401
☐ Ceiling Fan Rough-in with Box Fixture C #974098205



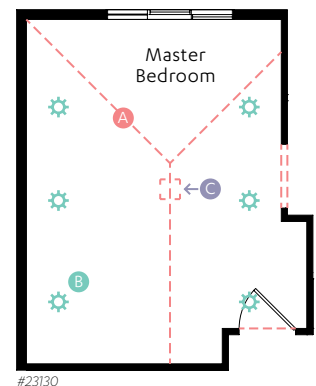
- 42 Pot Light A Master Bedroom Layout:**
- 6" LED pot lights including dimmer switch
- Includes standard centre light fixture
Check Option Below if on "Schedule B":
☐ Ceiling Fan Rough-in Location B #974098205



- 43 Tray Ceiling with Pot Lights A Master Bedroom Layout:**
- 4" mini LED pot lights including dimmer switch
- Includes standard centre light fixture
Check Option Below if on "Schedule B":
☐ Ceiling Fan Rough-in Location B #974098205



- 44 Vaulted Ceiling A Master Bedroom Layout for Elevation A:**
- 6" LED pot lights including dimmer switch
- Includes standard centre light fixture
Check Option Below if on "Schedule B":
☐ Pot Lights B #50301
☐ Ceiling Fan Rough-in Location C #974098205



*Actual number of pot lights and locations may vary based on site conditions.

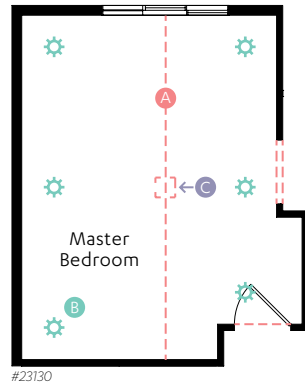
CEILING OPTIONS FOR SEABROOK IN MAHOGANY

45 Vaulted Ceiling **A** Master Bedroom Layout for **Elevation B**:

- 6" LED pot lights including dimmer switch
- Includes standard centre light fixture

Check Option Below if on "Schedule B":

- ☐ Pot Lights **B** #50301
- ☐ Ceiling Fan Rough-in
- Location **C** #974098205



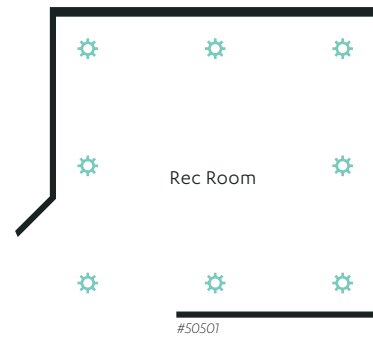
47 Pot Light Basement Development Option Level 1 Layout*:

- 6" LED pot lights including dimmer switch



48 Pot Light Basement Development Option Level 2 Layout*:

- 6" LED pot lights including dimmer switch

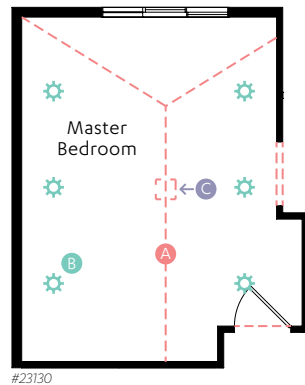


46 Vaulted Ceiling **A** Master Bedroom Layout for **Elevation C**:

- 6" LED pot lights including dimmer switch
- Includes standard centre light fixture

Check Option Below if on "Schedule B":

- ☐ Pot Lights **B** #50301
- ☐ Ceiling Fan Rough-in
- Location **C** #974098205



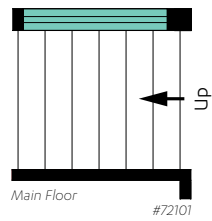
*Actual number of pot lights and locations may vary based on site conditions.

This floorplan represents one version of this home and measurements are approximate. The square footage, measurements and layout may vary based on the elevation and/or lot. All elevations shown are artist's concept only and will vary by community. The builder reserves the right to make modifications or substitutions should they be necessary. All plans, options, dimensions, specifications, materials and drawings are subject to change without notice. E.&O.E. ©2015 Excel Homes LP.

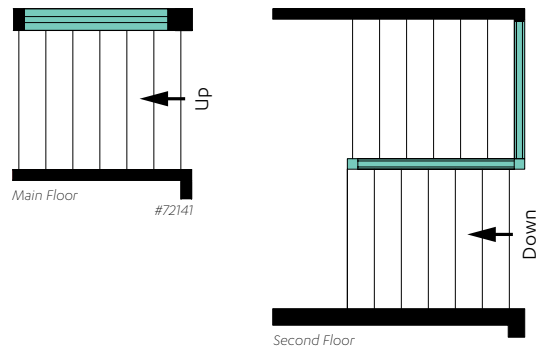
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RAILING OPTIONS FOR SEABROOK IN MAHOGANY

- 49** Railing Upgrade Level 1:
- Railing added from main floor to landing



- 50** Railing Upgrade Level 2:
- Railing added from main floor to second floor
- Railing added on second floor open to stairwell



- 51** Railing Upgrade Level 3:
- Railing added from main floor to second floor
- Railing added on second floor open to stairwell
- Railing added on second floor open to below

