

FRONT DRIVE HOME

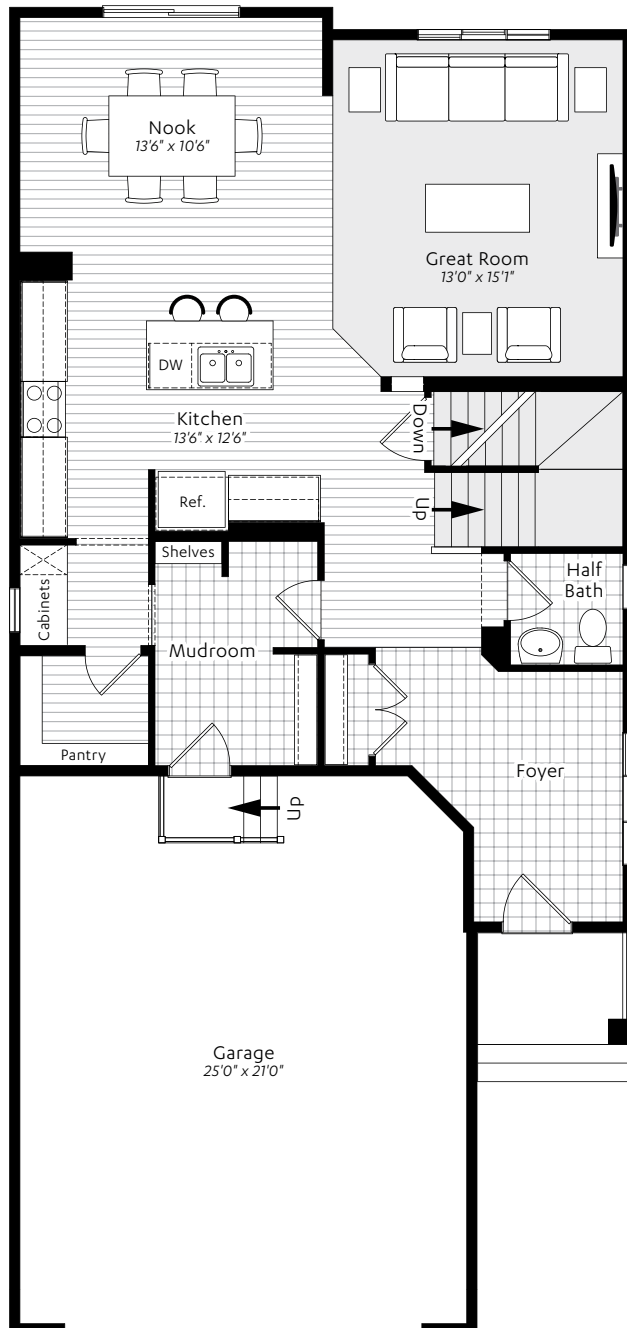
STANFORD

IN MAHOGANY

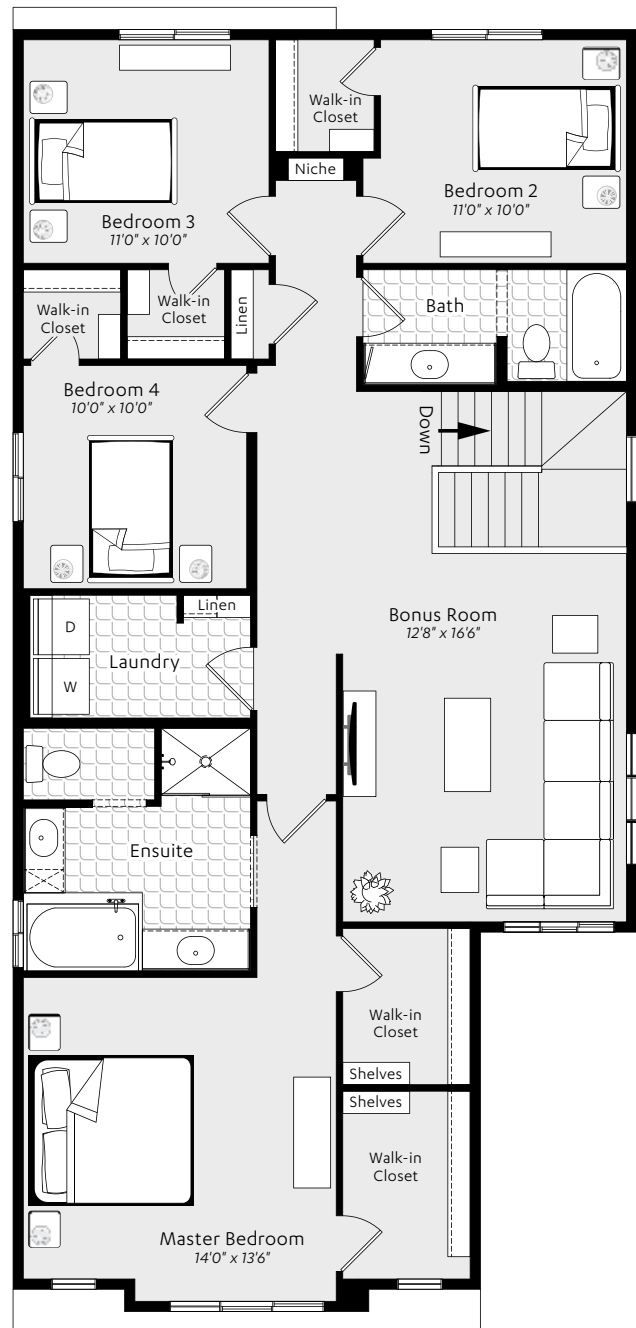
4 Bedrooms | 2½ Baths | Two Storey
2490 sq. ft. finished + 561 sq. ft. unfinished basement



Main Floor | 1009 sq. ft.



Second Floor | 1481 sq. ft.



**EXCEL
HOMES**

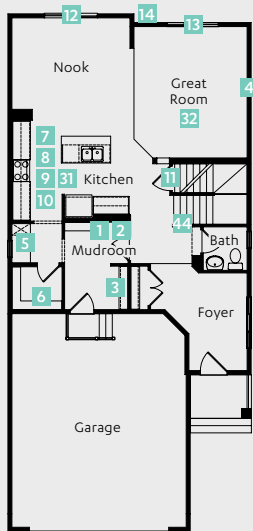
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OPTION LOCATION OVERVIEW

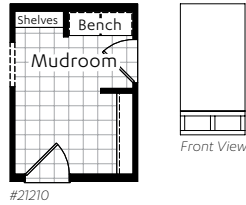
Main Floor



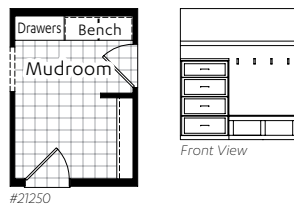
Second Floor



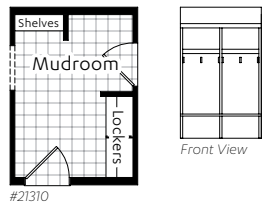
- 1** Mudroom with Bench:
- Bench is 4' in length



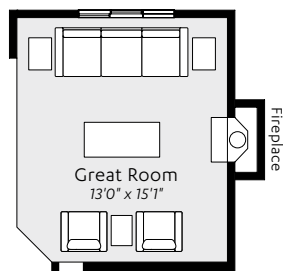
- 2** Mudroom with Bench and Drawers:
- Bench is 4' in length with 4 hooks above
- Cabinet is 3' wide with 4 pull-out drawers
- Extra storage shelf above units



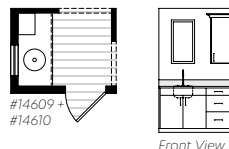
- 3** Mudroom with Lockers:
- Total length is 5' with 2 lockers, 3 hooks per cubby



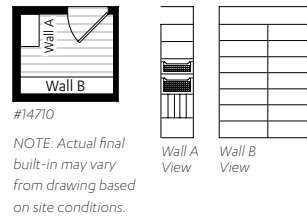
- 4** Great Room Fireplace Location:
- Choice of fireplace finishing options available; see your sales representative for details



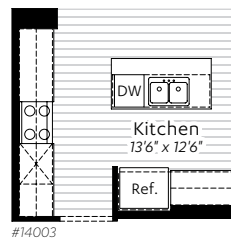
- 5** Coffee Station:
- Laminate countertop with sink and faucet
- 6" tile backsplash
- Upper cabinet and lower cabinet with drawers



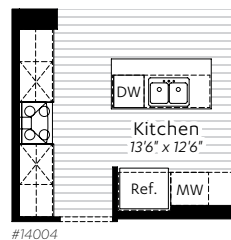
- 6** Pantry Upgrade:
- White melamine shelves
- Small and medium pull-out wire baskets
- Tray dividers



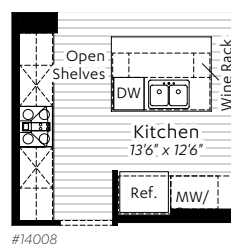
- 7** Kitchen Upgrade Level 1:
- Island increased from standard 5'6" x 3'0" to 6'0" x 3'0"
- Cabinet upgrade to max 42" upper cabinets with step up above microwave and fridge
- One set of pots and pans drawers beside stove



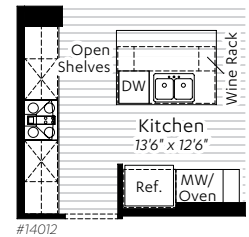
- 8** Kitchen Upgrade Level 2:
- Island increased from standard 5'6" x 3'0" to 6'0" x 3'0"
- Cabinet upgrade to max 42" upper cabinets with finished height consistent throughout kitchen
- Chimney-style hoodfan included with full height tile behind
- Two sets of pots and pans drawers beside stove
- Built-in microwave included with trim kit



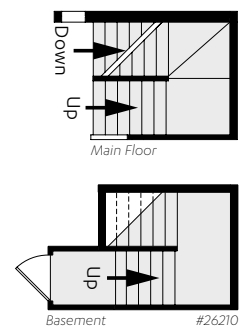
- 9** Kitchen Upgrade Level 3:
- Island increased from standard 5'6" x 3'0" to 6'0" x 4'6" (includes wine rack and open shelves)
- Cabinet upgrade to max 42" upper cabinets with crown moulding extended to ceiling throughout kitchen
- Chimney-style hoodfan included with full height tile behind
- Three 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



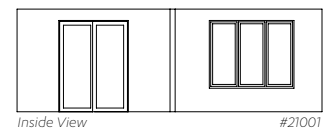
- 10** Kitchen Upgrade Level 4:
- Island increased from standard 5'6" x 3'0" to 6'0" x 4'6" (includes wine rack and open shelves)
- Cabinet upgrade to 36" and 12" stacked cabinets with crown moulding extended to ceiling throughout; upper 12" cabinets include clear glass fronts with lighting
- Chimney-style 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



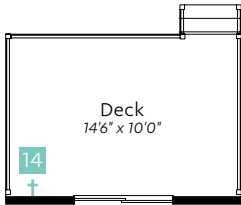
- 11** Developed Basement Stairwell:
- Door moves from main floor to basement
- Stairwell with finished walls and carpeted stairs



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

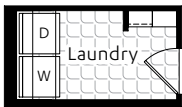


- 13 Rear Deck**
- Stairs to yard (number of stairs depends on grading)
 - Deck materials as selected on "Schedule B"

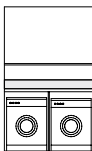


- 14 Gas Line for BBQ:**
- See "Rear Deck" option for placement
- (NOTE: Does not require "Rear Deck" option for purchase and is sold separately)
- #986098305

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

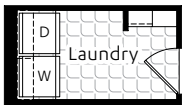


#18001

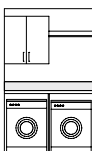


Front View

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



#18002

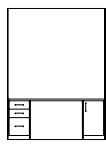


Front View

- 17 Desktop in Second Floor Hallway Upgrade Level 1:**
- Laminate top with bank of drawers and cabinet
 - 2 1/4" hole in desktop for cords

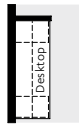


#23411

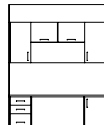


Front View

- 18 Desktop in Second Floor Hallway Upgrade Level 2:**
- Laminate top with bank of drawers
 - 2 1/4" hole in desktop for cords
 - Upper cabinets with open bookshelf

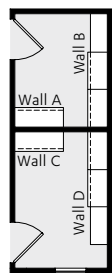


#23413



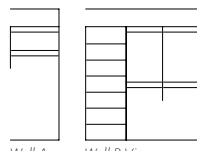
Front View

- 19 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



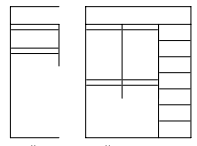
#23111

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



Wall A View

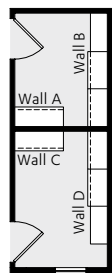
Wall B View



Wall C View

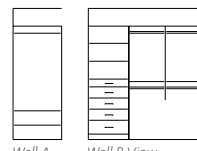
Wall D View

- 20 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)



#23112

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



Wall A View

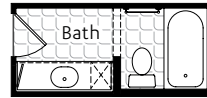
Wall B View



Wall C View

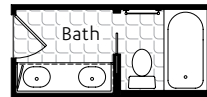
Wall D View

- 21 Bank of Drawers to Main Bath**



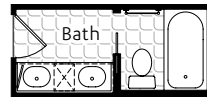
#16302

- 22 Main Bath Upgrade Level 1:**
- Pocket door separating vanity and shower areas
 - Second sink with light above



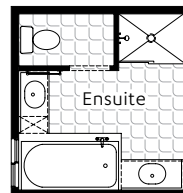
#16301

- 23 Main Bath Upgrade Level 2:**
- Pocket door separating vanity and shower areas
 - Second sink with light above
 - Bank of drawers added between sinks



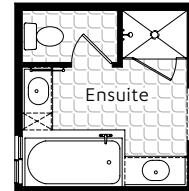
#16301 + #16302

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



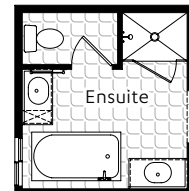
#16002

- 25 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



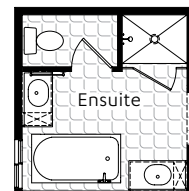
#16003

- 26 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 top
 - 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



#16004

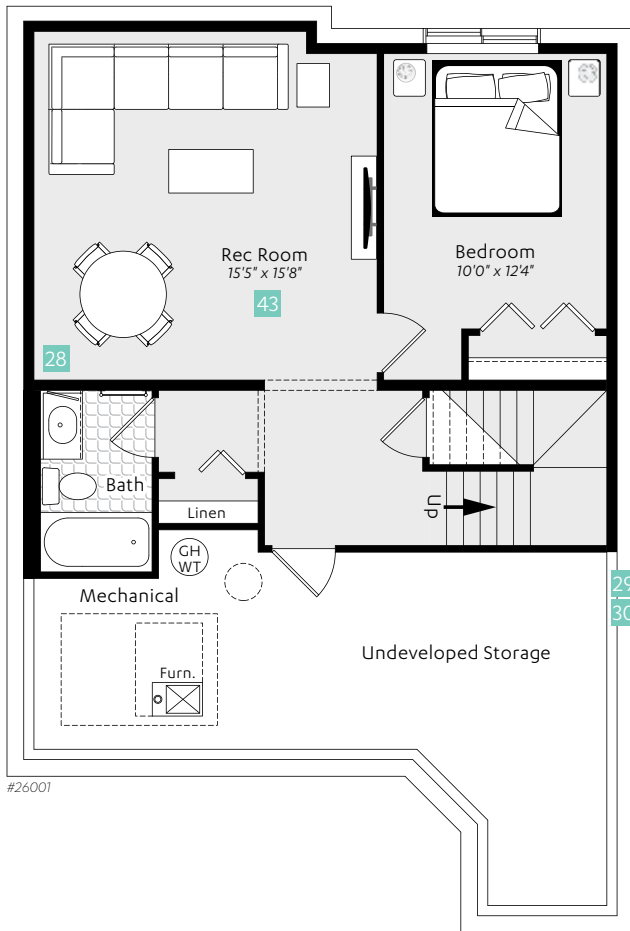
- 27 Ensuite Upgrade Level 4:**
- Tub upgrade to 66" x 36" free-standing soaker
 - Cabinet-style medicine cabinet
 - Full height tiled shower with tiled base, square drain and swinging shower door with chrome top
 - Chrome bath fixtures including rain showerhead, handshower on slide bar and diverter
 - 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



#16006

LOWER LEVEL OPTIONS FOR STANFORD IN MAHOGANY

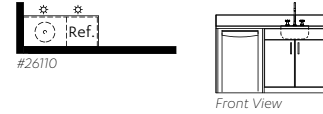
Basement Development Option Level 1 561 sq. ft.



28 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

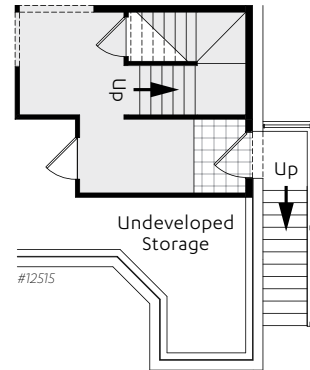
(NOTE: Pot light locations may vary based on site conditions)



29 Concrete Stairwell in Basement Development Option Level 1:

- 6-panel entry door
- Exterior light and plug
- Aluminum railing with handrail to top
- Floor drain
- Allowance for 12 risers

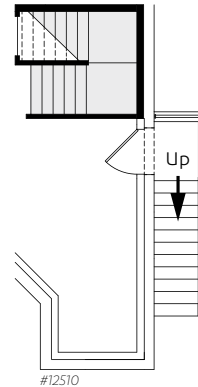
(NOTE: Actual number of risers required will be determined by site conditions)



30 Concrete Stairwell in Undeveloped Basement:

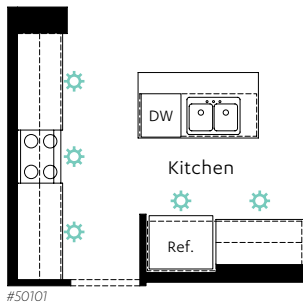
- 6-panel entry door
- Exterior light and plug
- Aluminum railing with handrail to top
- Floor drain
- Allowance for 12 risers

(NOTE: Actual number of risers required will be determined by site conditions)

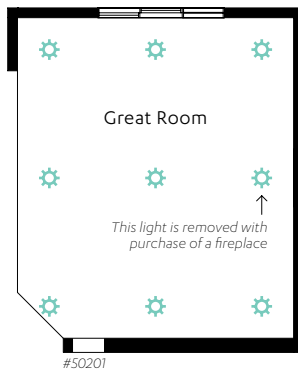


CEILING OPTIONS FOR STANFORD IN MAHOGANY

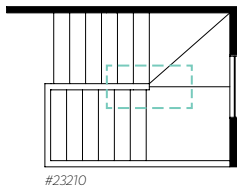
- 31 Pot Light Kitchen Layout*:**
- 6' LED pot lights including dimmer switch



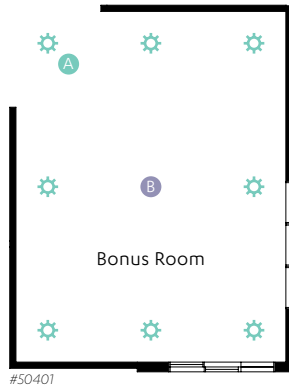
- 32 Pot Light Great Room Layout*:**
- 6' LED pot lights including dimmer switch



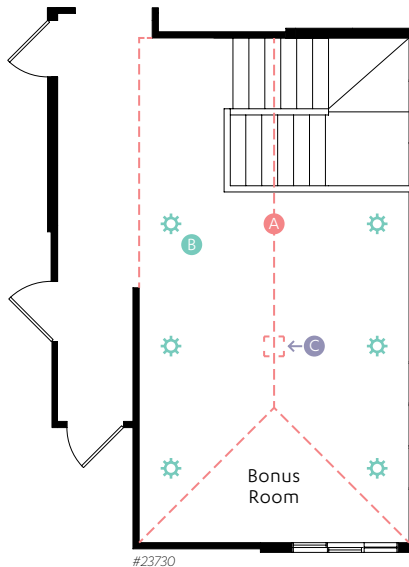
- 33 Skylight Above Second Floor Stairwell for Elevation A and C:**
- 2' x 4' skylight with flared opening



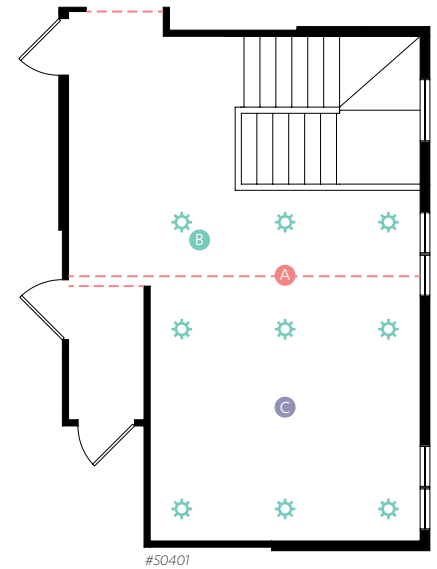
- 34 Pot Light A Bonus Room Layout:**
- 6' LED pot lights including dimmer switch
Check Option Below if on "Schedule B":
☐ Ceiling Fan Rough-in Location B
#974098205



- 35 Vaulted Ceiling A Bonus Room Layout for Elevation A and C:**
- 6' pot lights including dimmer switch
Check Option Below if on "Schedule B":
Options: ☐ Pot Lights B #50401
☐ Ceiling Fan Rough-in with Box Fixture C #974098205



- 36 Vaulted Ceiling A Bonus Room Layout for Elevation B:**
- 6' pot lights including dimmer switch
Check Option Below if on "Schedule B":
Options: ☐ Pot Lights B #50401
☐ Ceiling Fan Rough-in with Box Fixture C #974098205



- 37 Pot Light A Master Bedroom Layout for Elevation A and B:**
- 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



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

CEILING OPTIONS FOR STANFORD IN MAHOGANY

38 Tray Ceiling with Pot Lights **A**

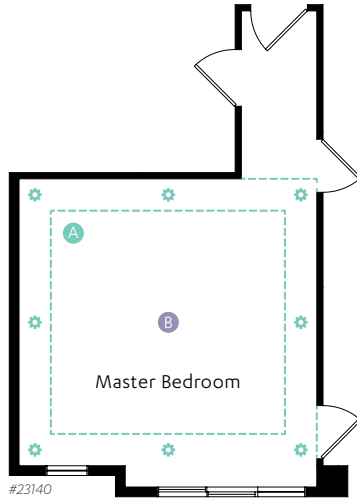
Master Bedroom Layout for

Elevation A and B:

- 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



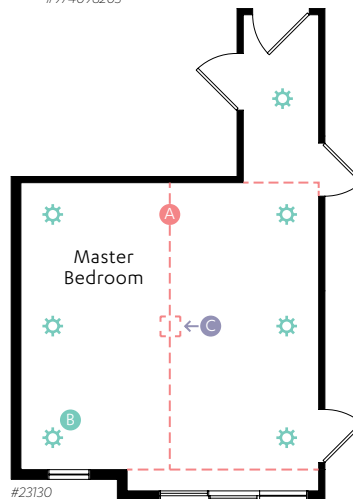
40 Vaulted Ceiling **A** Master Bedroom

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



42 Tray Ceiling with Pot Lights **A**

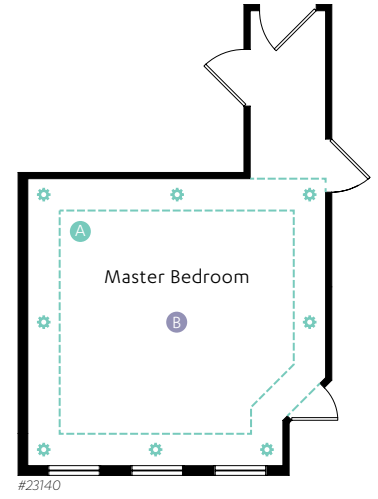
Master Bedroom Layout for

Elevation C:

- 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



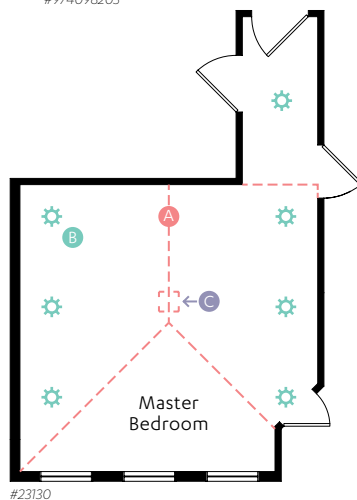
39 Vaulted Ceiling **A** Master Bedroom

Layout for **Elevation A and 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



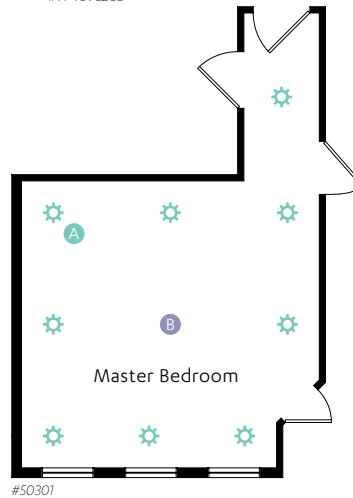
41 Pot Light **A** Master Bedroom

Layout for **Elevation C:**

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

Check Option Below if on "Schedule B":

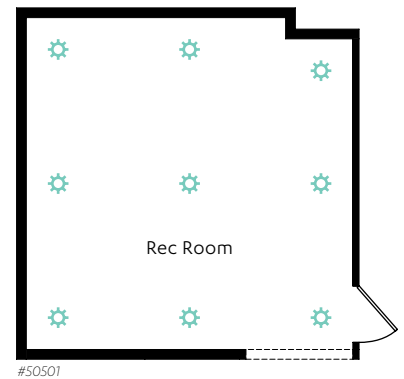
- ☐ Ceiling Fan Rough-in Location **B**
#974098205



43 Pot Light Basement Development

Option Layout*:

- 6" LED pot lights including dimmer switch



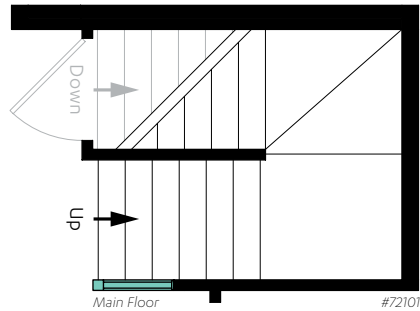
*Actual number of pot lights and locations may vary based on site conditions.

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.

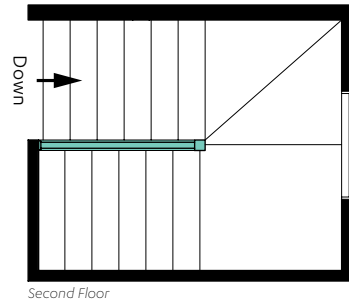
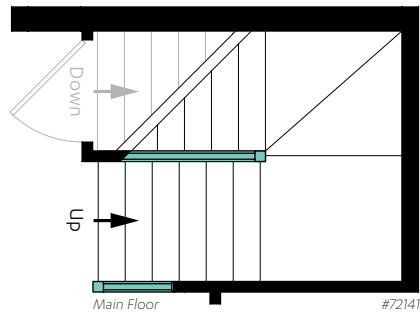
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RAILING OPTIONS FOR STANFORD IN MAHOGANY

- 44** Railing Upgrade Level 1:
- Railing added on main floor leading up to landing



- 45** Railing Upgrade Level 2:
- Railing added on main floor leading up to landing and from landing up to second floor



- 46** Railing Upgrade Level 3:
- Railing added on main floor leading up to landing and from landing up to second floor
- Railing added on second floor open to stairwell

