



Luxury Living

Welcome to Vista, an enclave
of 23 expertly crafted view
townhomes nestled in the
very desirable community of
Maple Bay

Sotheby's | Canada
INTERNATIONAL REALTY

Site Plan



vistatownhomes.ca

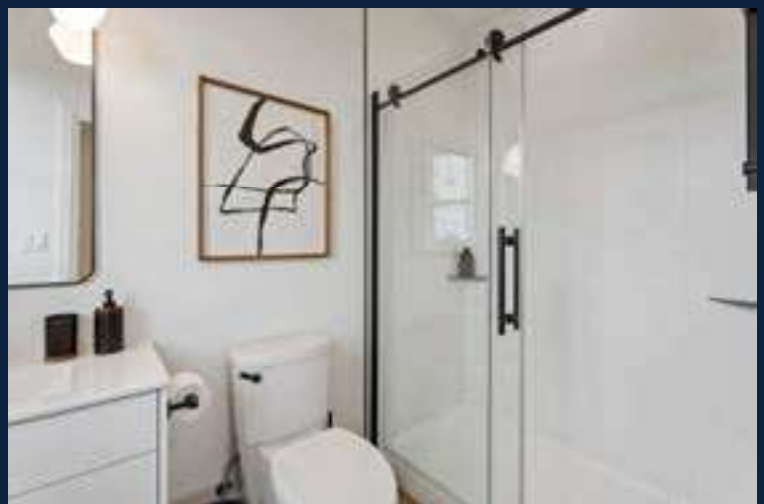
Exterior Renderings



Interior Photos



Interior Photos

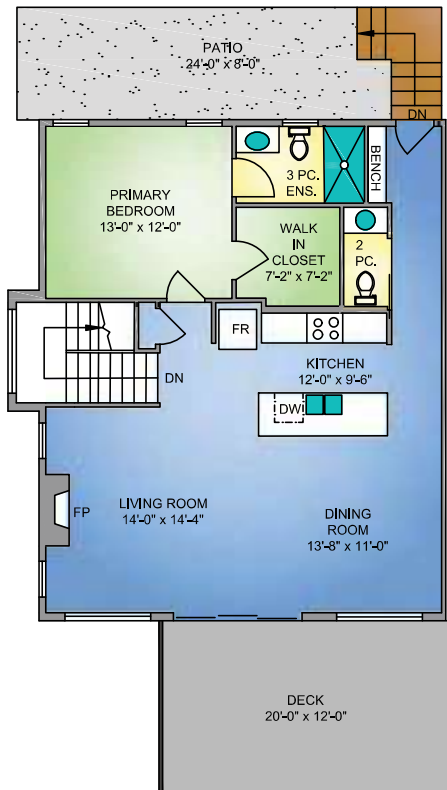


Floor Plans

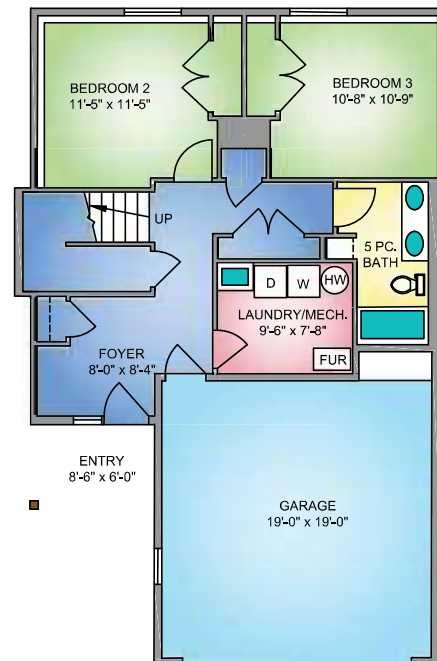
Type 'A' – Units 100, 106, 114, 122

End Units

MAIN FLOOR
1009 SQ. FT.
9'-1" CEILING HEIGHT



LOWER FLOOR
768 SQ. FT.
8'-0" CEILING



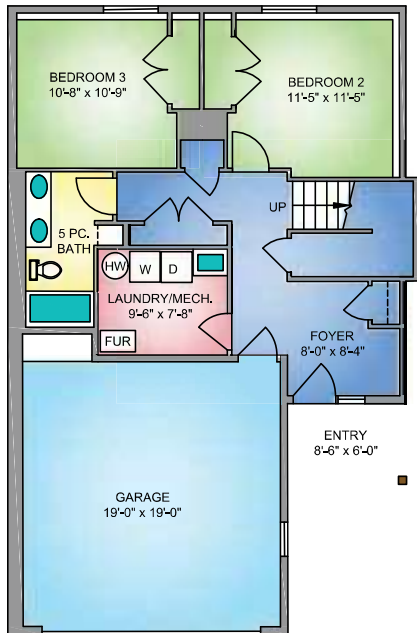
LOT 70 WOODRUSH DRIVE 1-4-8-12 MAY 4, 2024 PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW. PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1009	1009	-	240
LOWER	768	768	407	52
TOTAL	1777	1777	407	292

Floor Plans

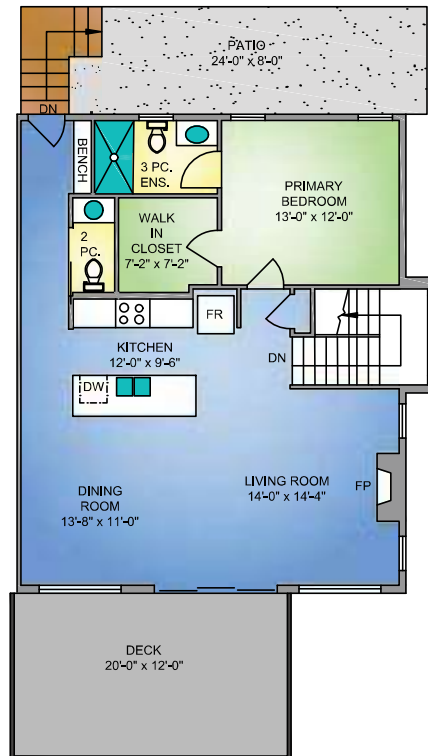
Type 'A' – Units 104, 112, 120, 126

End Units

LOWER FLOOR
768 SQ. FT.
8'-0" CEILING



MAIN FLOOR
1009 SQ. FT.
9'-1" CEILING HEIGHT



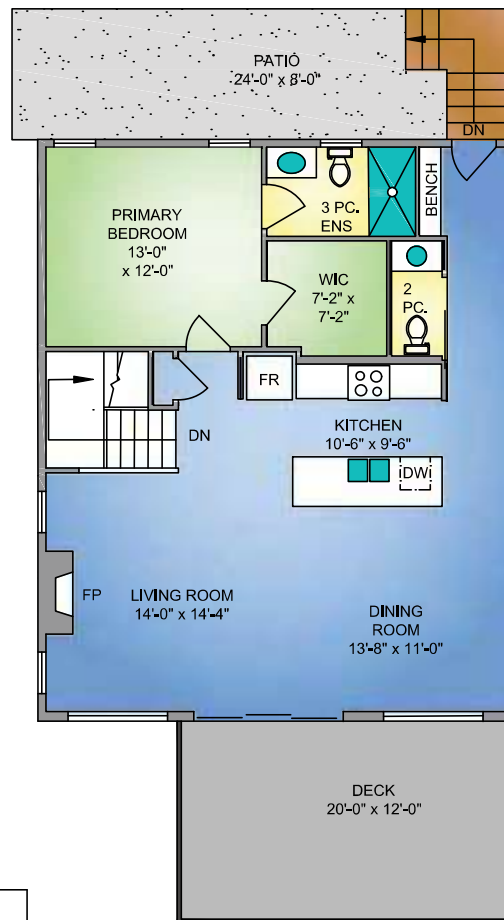
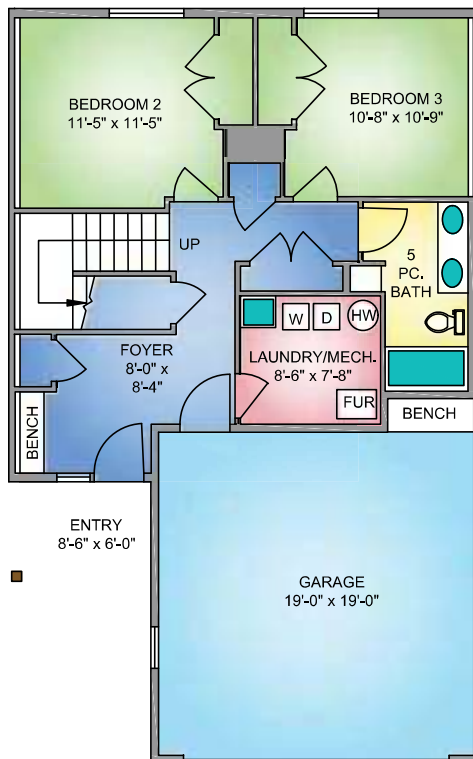
LOT 70 WOODRUSH DRIVE UNIT 3 & 7 & 11 & 14				
MAY 4, 2024				
PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW, PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1009	1009	-	240
LOWER	768	768	407	52
TOTAL	1777	1777	407	292

Floor Plans

Type 'A' – Units 102, 108, 116, 124

Interior Units

LOWER FLOOR
751 SQ. FT.
9'-0" CEILING



MAIN FLOOR
991 SQ. FT.
9'-0" CEILING HEIGHT

LOT 70 WOODRUSH DRIVE 2-5-9-13 MAY 4, 2024 PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW, PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	991	991	-	240
LOWER	751	751	407	52
TOTAL	1742	1742	407	292

Floor Plans

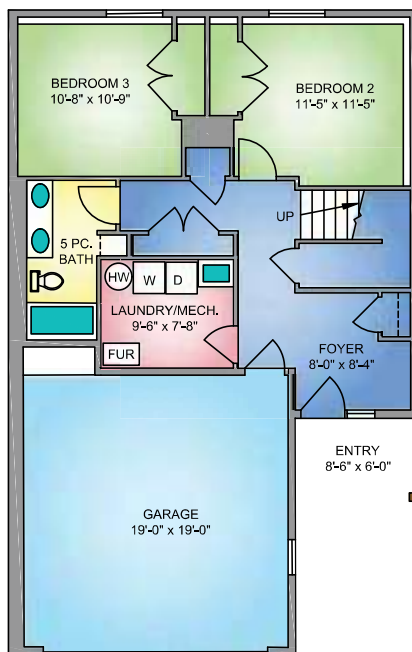
Type 'A' – Units 110, 118

Interior Units

LOWER FLOOR

751 SQ. FT.

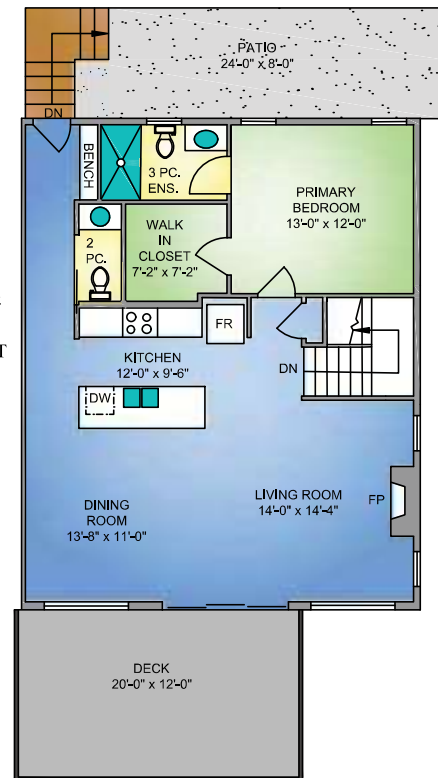
8'-0" CEILING



MAIN FLOOR

991 SQ. FT.

9'-1" CEILING HEIGHT



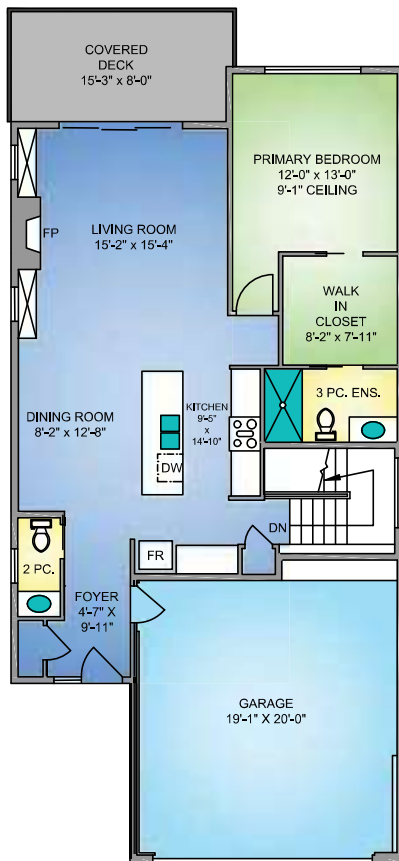
LOT 70 WOODRUSH DRIVE 6 & 10				
MAY 4, 2024				
PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW.				
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	991	991	-	240
LOWER	751	751	407	52
TOTAL	1742	1742	407	292

Floor Plans

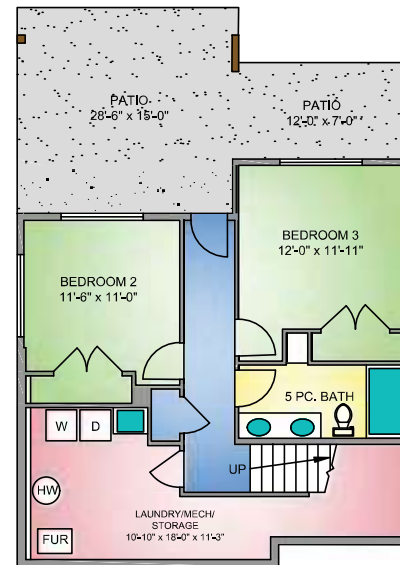
Type 'C' – Units 121, 113, 107

End Units

MAIN FLOOR
1058 SQ. FT.
9'-1" CEILING HEIGHT



LOWER FLOOR
795 SQ. FT.
8' CEILING



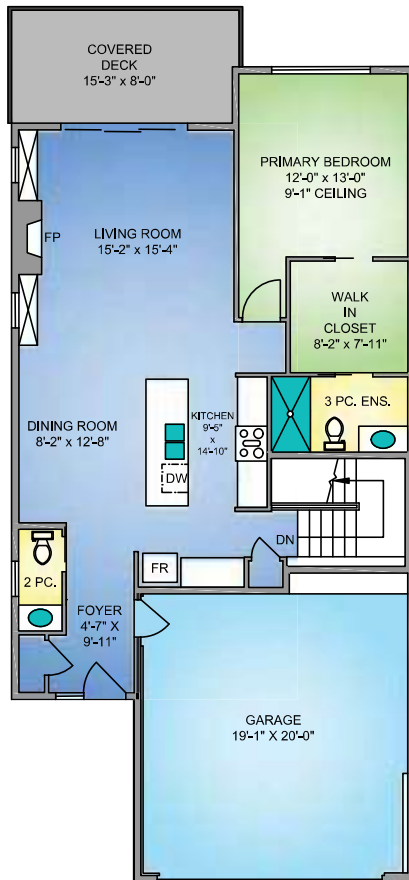
LOT 70 WOODRUSH DRIVE UNIT 17-20-23				
MAY 4, 2024				
PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLW.				
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
AREA (SQ. FT.)				
FLOOR	TOTAL	FINISHED	GARAGE	DECK / PATIO
MAIN	1058	1058	409	127
LOWER	795	795	-	323
TOTAL	1853	1853	409	450

Floor Plans

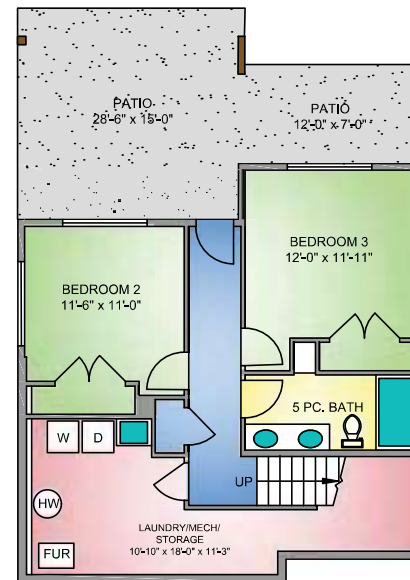
Type 'C' – Units 125, 117, 111

End Units

MAIN FLOOR
1058 SQ. FT.
9'-1" CEILING HEIGHT



LOWER FLOOR
793 SQ. FT.
8'-0" CEILING



LOT 70 WOODRUSH DRIVE UNIT 15-18-21				
MAY 4, 2024				
PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW.				
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1058	1058	409	127
LOWER	793	793	-	323
TOTAL	1851	1851	409	450

Floor Plans

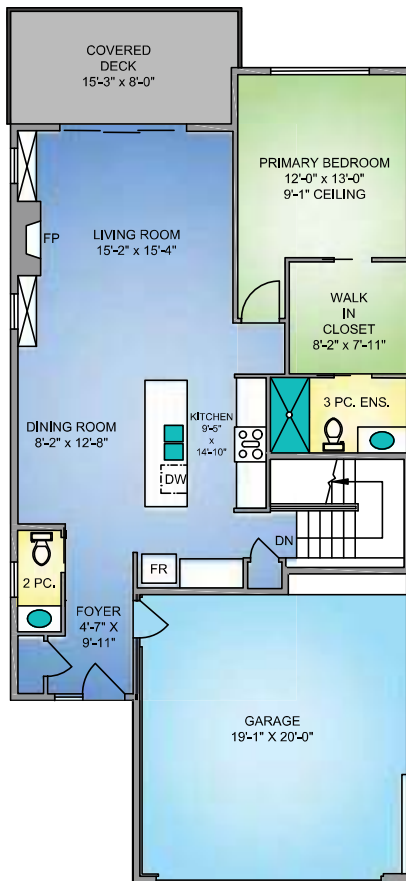
Type 'C' – Units 123, 115, 109

Interior Units

MAIN FLOOR

1051 SQ. FT.

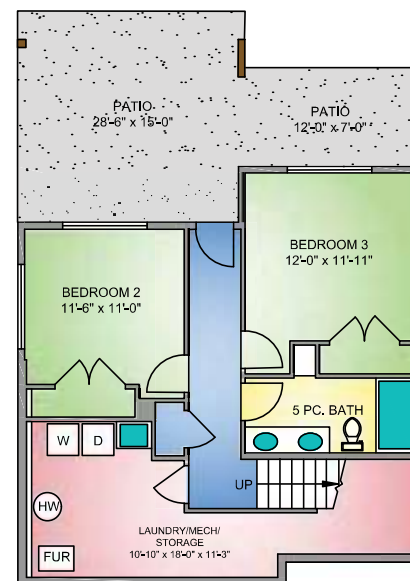
9'-1" CEILING HEIGHT



LOWER FLOOR

789 SQ. FT.

8'-0" CEILING



LOT 70 WOODRUSH DRIVE UNIT 16-19-22

MAY 4, 2024

PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW,
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1051	1051	-	409	127
LOWER	789	789	-	-	323
TOTAL	1840	1840	###	409	450

Specifications

Construction

- I-Joist engineered floor system
- Reinforced concrete foundation walls
- Rainscreen technology on all exterior walls
- 2 X 6 exterior walls
- Engineered roof trusses, earthquake structural engineering
- Laminated fiberglass roof shingles with a lifetime warranty
- Hardie fiber cement siding
- Stone veneer features
- Custom double-glazed sealed unit vinyl windows – Low E2 – Energy Star Certified (screens included)
- Insulated fiberglass front entry door
- Full lite fiberglass French door (depending on floor plan)
- 9' ceilings throughout with vaulted ceilings in the living room
- R20 wall insulation & R40 ceiling insulation per building code
- Vinyl decks with black aluminum railings

Electrical

- 125-amp service panel
- Designer electrical fixture package
- LED pot lighting
- Decora designer switches and plugs
- Conduit to attic to allow for future installation of solar panels

Mechanical

- Air source heat pump with natural gas furnace backup for cost effective all season heating & cooling
- Electric hot water tank

Interior Finish

- Natural gas living room fireplace
- Engineered hardwood flooring throughout the main living spaces
- Carpet in bedrooms and on stairs
- Single-panel hollow-core interior doors with modern levers and locking hardware
- Painted 5 ½" baseboard and 3 ½" casings

Kitchen & Baths

- Custom kitchen cabinets with designer handles
- Quartz kitchen countertops with ceramic tile backsplash
- Stainless steel counter-depth fridge, range, dishwasher & microwave vented hood fan included
- Solid surface countertops in bathrooms
- Mirrors & modern bath accessories in bathrooms

Garage

- Double garage with drywall finished walls
- EV charger plug in garage
- Insulated designer garage door with windows
- Exposed aggregate driveway

Other

- Professionally landscaped yards, common areas and walkways
- 2-5-10 home warranty

UNIT 113. 'EARTH'
SPECIFICATION DOC.

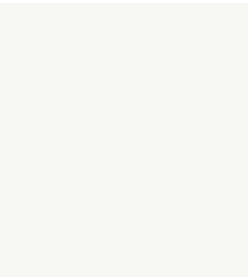
INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
THEMED COLOUR	Entry Door	Pewter Green 6208	Sherwin Williams SB Window and Doors	
EXTERIOR	Finishing Materials - Board and Batten, Hardie Planking, Sidding - White Windows	Multiple variations of the colour's Alabaster, Urbane Bronze, by Sherwin Williams and supplier specific 'Black', and 'Slate Grey' White Windows In/Out	Elmworth Construction	
	Garage Door Post & Beam Feature	Cedar-Garage Door Slimline Style Windows	Northwoods	
EXTERIOR	Pillars	Black Canyon LedgeStone Stacked *Like 'Vista' entry sign	Elmworth Construction	

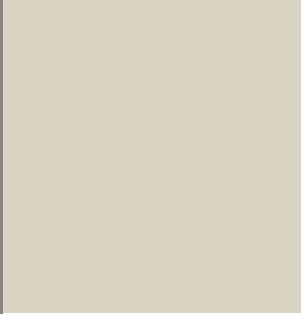
INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
EXTERIOR	Exterior Lighting	Brand: Ebern Designs Babic LED Wall Light (set of 2) Finish: Matte Black Size: 8" H x 4.75" W x 3"D	Elmworth Construction	
FEATURE LIGHTING	Entry	Flush Mount Ceiling Fixture by 17 Stories Part # W008645002 Size 12.9"H x 16"W	Elmworth Construction	
	Stairwell	1 - Light LED Pendant Ceiling Suspended Finish: Dark Walnut Size 3" H x 49" L x 2" W	Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PAINT THROUGHOUT	Wall Colour	Sherwin Williams Colour: Alabaster 7008 SW Finish: Eggshell	VanBerg Interiors	
	Ceiling	Sherwin Williams Colour: Alabaster 7008 SW Finish: Flat		
	Trim Work	Sherwin Williams Colour: Alabaster 7008 SW Finish: Pearl (Satin)		

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
FLOORING	Hardwood main floor: kitchen, dining room and living room	Ideal Wood Colour: Oak Satin White Code #MT1804 Size 7" x Random Lengths	End of the Roll	
	Luxury Vinyl Flooring upper floor: ensuite and foyer into powder lower floor: laundry room, hallway and bathroom	Cascade 'Impact Harbour Stone' SKU # IMP772	End of the Roll	
	Carpet primary bedroom/walk in closet, stairs and 2 bedrooms down	Brand: Beaulieu Style Name: Cosy Ambiance Colour: Democracy #13238	End of the Roll	

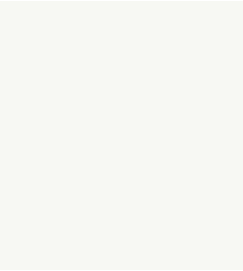
INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
FIREPLACE	Tile	Brand: Daltile Size 1224 Series: Calgary Colour: Legacy CG40 * Tile to wrap around left and right side of F.P and face front, to underside of Mantle.	End of the Roll	
	Mantle	Constructed of flooring 'Oak Satin White'	Elmworth Construction	
	Fireplace Insert	Brand: Napoleon Ascent Linear 46" Direct Vent Gas Single Sided 24,000 BTU's Logset: Crystalline Ember Bed w/ Topaz Crushed Glass Model # BL46	Napoleon Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
BATHROOMS	All Cabinetry	Standard 'White' Door Style: Flat panel drawer front * Refer to specific cabinet spec's.	Neufeld Woodworks LTD	
POWDER RM	Lighting	Rooks 2 - Light Dimmable Vanity Light C008149366 Finish: Midnight Black Shade Colour: Clear Size 10.25" H x 17"W x 8.5"D	Elmworth Construction	
	Mirror	Black Metal Edge Size 24"W x 36"H	Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KITCHEN	Cabinetry	Perimeter Cabinets: Colour : New Grey soft touch #729 Finish: PET Laminate Door Style: Flat	Neufeld Woodworks LTD	
	Backsplash	Brand: Ames Tile Series: Elong Size: 4x6 Colour: Matte Frost Grout: T.B.C	End of the Roll	
	Island Cabinetry	Island Cabinets Colour: Pewter Green by SW Finish: Painted Door Style: Flat	Neufeld Woodworks LTD	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KITCHEN	Countertop	Product: Firstone Code # A3093	Neufeld Woodworks LTD	
	Hardware	Denman Contemporary Pull (9635) By Marathon	Neufeld Woodworks LTD	
PRIMARY BATHROOM	Lighting	Rooks 3 - Light Dimmable Vanity Light C008149395 Finish: Midnight Black Shade Colour: White Size 10.25" H x 26"W x 8.5"D	Elmworth Construction	
	Mirror	Black Metal Edge Size 24"W x 36"H	Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PRIMARY BATHROOM	Shower Tile	Brand: Centura Series: Urban Max Finish: White Matte Size 12"x36" Pattern: Stacked Horizontal Grout: Avalanche	End of the Roll	
	Lighting	Heldreth 2 - Light Dimmable LED Bar Finish: Black C110083703 Size 35.8" Lx 1.5" H	Elmworth Construction	
LOWER FLOOR BATHROOM	Mirror	Cofeny Bathroom Mirror Size 26"W x 38"H	Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
LAUNDRY	All Cabinetry	Standard 'White' Door Style: Flat panel drawer front * Refer to specific cabinet spec's.	Neufeld Woodworks LTD	
	Countertop	Pre-Fabricated 'Butcher Block' Laminate	Elmworth Construction	
	Flooring	Partial Concrete for Mechanical area's	Elmworth Construction	

APPLIANCES				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KITCHEN	Over-the-Range Microwave	Brand: Samsung Bespoke Smart 2.1cu. ft. W/ Auto Connectivity & SmartThings Cooking Finish: Stainless Steel Product Code: #ME21DG6500SRAA Size: 30" x 17"	HomeDepot Elmworth Construction	
	Electric Range	Brand: Samsung Bespoke Smart Slide-In Electric Range 6.3 cu. ft. w/ Precision Knobs Finish: Stainless Steel Product #NSE6DG8100SR Size: 30"		

APPLIANCES				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KTICHEN	Fridge	Brand: Samsung French Door - Large Capacity 3 Door 27 cu. ft. Counter Depth with Dual Auto Ice Maker Finish: Stainless Steel - Fingerprint Resistant Product: #RF27CG5100SR Size: 36" x 70"	HomeDepot Elmworth Construction	
	Dishwasher	Brand: Samsung Dishwasher with 3rd Rack 51 dBA Noise Level Touch Controls Finish: Stainless Steel - Fingerprint Resistant Product: # DW80CG4051SR		

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KITCHEN	Sink	Excalibur 2 Bowl Undermount Stainless Steel Sink with Low Divide. Finish: Stainless Steel Model # EDUF1931/8-LD Code: 4425000	Splashes JS Plumbing & Heating	
	Faucet	SPECIFIK KITCHEN FAUCET WITH PULLDOWN SPRAY Finish: Matte Black Model KF1836-160 Code: 3752100		
				
BATHROOMS	Faucet	SLATE SINGLE HOLE BATHROOM FAUCET Finish: Matte Black Model: 40051BL Code: 5911002	JS Plumbing & Heating	

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
BATHROOMS	Sink	CERAMIC SINK TOP Finish: White Model: CTB3018R Code: 2541220	JS Plumbing & Heating	
	Toilet	Brand: American Standard Studio 4.8L Toilet Tank Finish: White Model: 4000104.020 Code: 1305665	Splashes JS Plumbing & Heating	
		Brand: American Standard ADA Toilet Bowl Finish: White Model: 3075120.020 Code: 1304945		

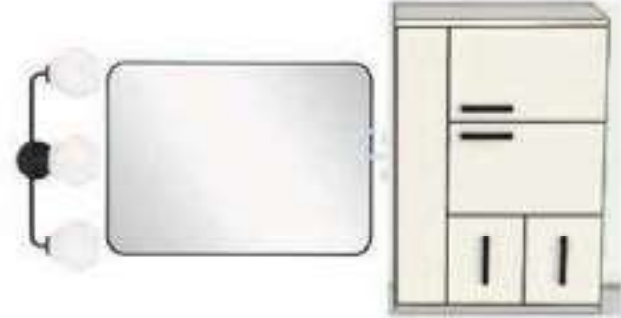
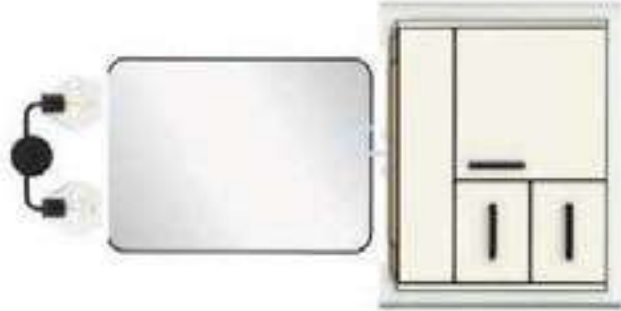
PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PRIMARY	Toilet	Brand: Hibbent Store Universal Trip Lever -Side Mount Toilet Handle Angle- Mount Adjustable Tank Flush Finish: Matte Black	Elmworth Construction	
	Shower Unit	Brand: Ove Decors Model: Ove Canberra Soft Close Shower Door with Hardware Finish: Black Product: # 1532190 Size: 48" x 78.75"	Elmworth Construction	
	Shower Fixtures	Brand: Kalia Series: Basico Model: 4" Shower head and Wall Arm and Flange Finish: Matte Black Model # BF1759-160 Code: 3750800	Splashes JS Plumbing & Heating	

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PRIMARY	Shower Fixture	Brand: Moen Model: Align Posi-Temp Valve Trim with Integrated Diverter Finish: Matte Black Model # T2190BL Code: 5921032	JS Plumbing & Heating	
		Brand: Kalia Series: Basico Model: 2 Jet Hand Shower with Slide Bar Finish: Matte Black Model # BF1760-160 Code: 3750840		

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
LOWER BATHROOM	Tub/Shower Surround	Brand: BATHRCOVE TUB AND SHOWER WITH RH DRAIN - Finish: White Model: 5686-0 Code: 3990160 Size: 60" x 32 1/4"	Splashes JS Plumbing & Heating	
	Tub/Shower Fixture	Brand: Moen Model: Align Posi-Temp Tub and Shower Trim Finish: Matte Black Model: T2193BL Code 5921039		

HARDWARE & ACCESORIES				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
HARDWARE	Front Door Lock Set	Brand: Taymor Series: Professional Style: Leading Edge Product: # 33-D9010 Finish: Black	SB Window and Doors	
	Interior Door	Brand: Taymor Series: Professional Style: Pace Line Lever Style: Round Rose Lever Product: # 33-D009134BLK Finish: Black		
Accessories	All Bathrooms	Brand: Lairuier 5 Pc Hardware Set - Towel Bar - Hand Towel Bar - T.P holder - Bath Robe Hooks	Elmworth Construction	

VANITY VISUAL



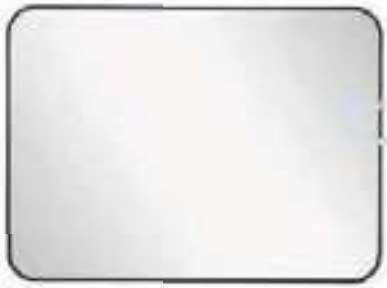
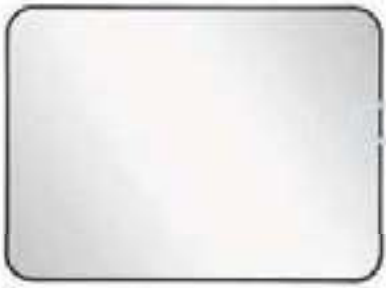
EARTH

TRI-PLEX 'VISTA' DEVELOPMENTS
Address: Woodrush Lot 70 Phase 1
2025

EARTH



LIGHTING & FEATURES



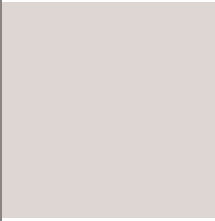
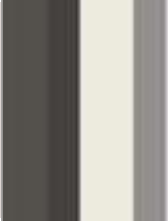
KITCHEN



BASE MATERIALS

**UNIT 115. 'WIND'
SPECIFICATION DOC.**

DESIGN SPECIFICATION

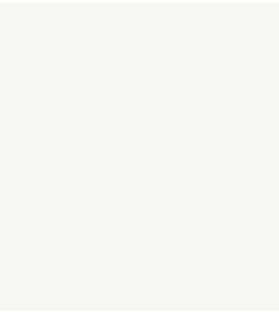
INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
THEMED COLOUR	Entry Door	Drift Of Mist 9166	Sherwin Williams SB Window and Doors	
EXTERIOR	Finishing Materials - Board and Batten, Hardie Planking, Siding - White Windows	Multiple variations of the colour's Alabaster, Urbane Bronze, by Sherwin Williams and supplier specific 'Black', and 'Slate Grey' White Windows In/Out	Elmworth Construction	
	Garage Door Post & Beam Feature	Cedar-Garage Door Slimline Style Windows	Northwoods	
	Pillers	Black Canyon LedgeStone Stacked *Like 'Vista' entry sign	Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
EXTERIOR	Exterior Lighting	Brand: Ebern Designs Babic LED Wall Light (set of 2) Finish: Matte Black Size: 8" H x 4.75" W x 3"D	Elmworth Construction	
FEATURE LIGHTING	Entry	Janto 3-Light Glass Semi Flush Mount C100296558 Fixture Finish: Gold Size 23.25" W x 12" H	Elmworth Construction	
	Stairwell	Modern Sputnik Chandelier, C000703581 Finish: Black/Gold	Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PAINT THROUGHOUT	Wall Colour	Sherwin Williams Colour: Alabaster 7008 SW Finish: Eggshell	VanBerg Interiors	
	Ceiling	Sherwin Williams Colour: Alabaster 7008 SW Finish: Flat		
	Trim Work	Sherwin Williams Colour: Alabaster 7008 SW Finish: Pearl (Satin)		

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
FLOORING	Hardwood main floor: kitchen, dining room and living room	Ideal Wood Colour: Oak Baylor Code #MT2225 Size 7" x Random Lengths	End of the Roll	
	Luxury Vinyl Flooring upper floor: ensuite and foyer into powder lower floor: laundry room, hallway and bathroom	Brand: Aquafix Colour: Copper Point Code # EC649	End of the Roll	
	Carpet primary bedroom/walk in closet, stairs and 2 bedrooms down	Brand: Beaulieu Style Name: Cosy Ambiance Colour: Democracy #13238	End of the Roll	

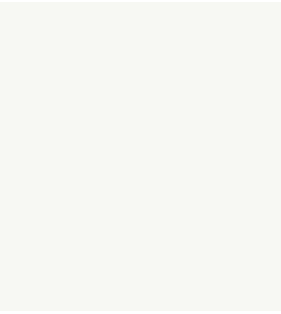
INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
FIREPLACE	Tile	Brand: Centura Size 1224 Series: Stone Union Code: #SU6301 Colour: Bianco Finish: Matte * Face front of F.P to underside of Mantle	End of the Roll	
	Mantle	Constructed of flooring 'Oak Baylor' * Tile to only be applied to F.P face front.	Elmworth Construction	
	Fireplace Insert	Brand: Napoleon Ascent Linear 46" Direct Vent Gas Single Sided 24,000 BTU's Logset: Crystalline Ember Bed w/ Topaz Crushed Glass Model # BL46	Napoleon Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
BATHROOMS	All Cabinetry	Standard 'White' Door Style: Flat panel drawer front * Refer to specific cabinet spec's.	Neufeld Woodworks LTD	
POWDER RM	Lighting	Avoca 2 - Light Dimmable Vanity Finish: Satin Brass Shade: White Size 10.25" H x 16.5"W x 7.63"D	Elmworth Construction	
	Mirror	Arched Black Metal Edge Size 24"W x 36"H	Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KITCHEN	Cabinetry	All Cabinets: Colour : Chantilly Lace (BM) Finish: Painted Door Style: 1 3/4" Shaker profile	Neufeld Woodworks LTD	
	Backsplash	Brand: Centura Tile Series Magma Size: 2.5 x 8 Colour: White Matte Code # MAG24958 Pattern: Vertical Stacked Grout: T.B.C	End of the Roll	
	Countertop	Product: Firststone Code # C5126	Neufeld Woodworks LTD	
	Hardware	Tudor Transitional Pull # 9263 By Marathon	Neufeld Woodworks LTD	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PRIMARY BATHROOM	Lighting	Ackerson 3 - Light Dimmable Armed Sconce (Wayfair) C004075822 Finish: Black/Brass Shade Colour: Frosted White Size 11.7" H x 27.6"W x 4.7"D	Elmworth Construction	
	Mirror	Arched Black Metal Edge Size 24"W x 36"H	Elmworth Construction	
	Shower Tile	Brand: Centura Series: Urban Max Finish: White Matte Size 12"x36" Pattern: Stacked Horizontal Grout: Avalanche	End of the Roll	

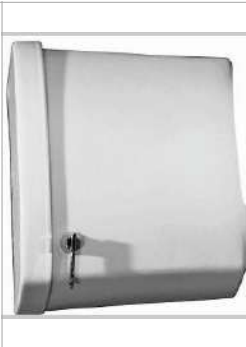
INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
LOWER FLOOR BATHROOM	Lighting	Arapahoe - 4 Light Dimmable Vanity Light Finish: Black Size 37.2" L x 11.7" H	Elmworth Construction	
	Mirror	Cofeny Bathroom Mirror Size 26"W x 38"H	Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
LAUNDRY	All Cabinetry	Standard 'White' Door Style: Flat panel drawer front * Refer to specific cabinet spec's.	Neufeld Woodworks LTD	
	Countertop	Pre-Fabricated 'Butcher Block' Laminate	Elmworth Construction	
	Flooring	Partial Concrete for Mechanical area's	Elmworth Construction	

APPLIANCES				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KITCHEN	Over-the-Range Microwave	Brand: Samsung Bespoke Smart 2.1cu. ft. W/ Auto Connectivity & SmartThings Cooking Finish: Stainless Steel Product Code: #ME21DG6500SRAA Size: 30" x 17"	HomeDepot Elmworth Construction	
	Electric Range	Brand: Samsung Bespoke Smart Slide-In Electric Range 6.3 cu. ft. w/ Precision Knobs Finish: Stainless Steel Product #NSE6DG8100SR Size: 30"		

APPLIANCES				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KTICHEN	Fridge	Brand: Samsung French Door - Large Capacity 3 Door 27 cu. ft. Counter Depth with Dual Auto Ice Maker Finish: Stainless Steel - Fingerprint Resistant Product: #RF27CG5100SR Size: 36" x 70"	HomeDepot Elmworth Construction	
	Dishwasher	Brand: Samsung Dishwasher with 3rd Rack 51 dBA Noise Level Touch Controls Finish: Stainless Steel - Fingerprint Resistant Product: # DW80CG4051SR		

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KITCHEN	Sink	Excalibur 2 Bowl Undermount Stainless Steel Sink with Low Divide. Finish: Stainless Steel Model # EDUF1931/8-LD Code: 4425000	Splashes JS Plumbing & Heating	
	Faucet	SPECIFIK KITCHEN FAUCET WITH PULLDOWN SPRAY Finish: Matte Black Model KF1836-160 Code: 3752100		
	Faucet	SLATE SINGLE HOLE BATHROOM FAUCET Finish: Matte Black Model: 40051BL Code: 5911002		
BATHROOMS				

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
BATHROOMS	Sink	CERAMIC SINK TOP Finish: White Model: CTB3018R Code: 2541220	Splashes JS Plumbing & Heating	
		Toilet		
		Brand: American Standard Studio 4.8L Toilet Tank Finish: White Model: 4000104.020 Code: 1305665		
		Brand: American Standard ADA Toilet Bowl Finish: White Model: 3075120.020 Code: 1304945		

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PRIMARY	Shower Unit	Brand: Ove Decors Model: Ove Canberra Soft Close Shower Door with Hardware Finish: Black Product: # 1532190 Size: 48" x 78.75"	Elmworth Construction	
	Shower Fixtures	Brand: Kalia Series: Basico Model: 4" Shower head and Wall Arm and Flange Finish: Matte Black Model # BF1759-160 Code: 3750800	Splashes JS Plumbing & Heating	

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PRIMARY	Shower Fixture	Brand: Moen Model: Align Posi-Temp Valve Trim with Integrated Diverter Finish: Matte Black Model # T2190BL Code: 5921032	JS Plumbing & Heating	
		Brand: Kalia Series: Basico Model: 2 Jet Hand Shower with Slide Bar Finish: Matte Black Model # BF1760-160 Code: 3750840		

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
LOWER BATHROOM	Tub/Shower Surround	Brand: BATHRCOVE TUB AND SHOWER WITH RH DRAIN - Finish: White Model: 5686-0 Code: 3990160 Size: 60" x 32 1/4"	Splashes JS Plumbing & Heating	
	Tub/Shower Fixture	Brand: Moen Model: Align Posi-Temp Tub and Shower Trim Finish: Matte Black Model: T2193BL Code 5921039		

HARDWARE & ACCESORIES				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
HARDWARE	Front Door Lock Set	Brand: Taymor Series: Professional Style: Leading Edge Product: # 33-D9010 Finish: Black	SB Window and Doors	
	Interior Door	Brand: Taymor Series: Professional Style: Pace Line Lever Style: Round Rose Lever Product: # 33-D009134BLK Finish: Black		
Accessories	All Bathrooms	Brand: Lairuier 5 Pc Hardware Set - Towel Bar - Hand Towel Bar - T.P holder - Bath Robe Hooks	Elmworth Construction	

VANITY VISUAL



WIND

TRI-PLEX 'VISTA' DEVELOPMENTS
Address: Woodrush Lot 70 Phase 1
2025

WIND



LIGHTING & FEATURES



KITCHEN



BASE MATERIALS



**UNIT 117. 'FIRE'
SPECIFICATION DOC.**

DESIGN SPECIFICATION

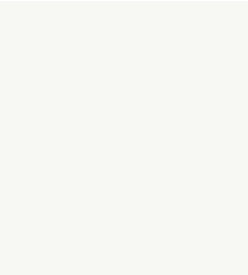
INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
THEMED COLOUR	Entry Door	Wheat Penny 7705	Sherwin Williams	
	Finishing Materials - Board and Batten, Hardie Planking, Siding - White Windows	Multiple variations of the colour's Alabaster, Urbane Bronze, by Sherwin Williams and supplier specific 'Black', and 'Slate Grey' White Windows In/Out	Elmworth Construction	
EXTERIOR	Garage Door Post & Beam Feature	Cedar-Garage Door Slimline Style Windows	Northwoods	
	Pillers	Black Canyon LedgeStone Stacked *Like 'Vista' entry sign	Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
EXTERIOR	Exterior Lighting	Brand: Ebern Designs Babic LED Wall Light (set of 2) Finish: Matte Black Size: 8" H x 4.75" W x 3"D	Elmworth Construction	
FEATURE LIGHTING	Entry	Burcker 4 - Light Aluminum Sputnik Modern Linear LED Chandelier KALT1413 Finish: Black Size: 13" H X 26" W X 26" D	Elmworth Construction	
	Stairwell	Brunsden 6 - Light Cluster Cone LED Chandelier Finish: Black C001122707 Size: 10" W x 27.6" min to 210 "Max.	Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PAINT THROUGHOUT	Wall Colour	Sherwin Williams Colour: Alabaster 7008 SW Finish: Eggshell	VanBerg Interiors	
	Ceiling	Sherwin Williams Colour: Alabaster 7008 SW Finish: Flat		
	Trim Work	Sherwin Williams Colour: Alabaster 7008 SW Finish: Pearl (Satin)		

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
FLOORING	Hardwood main floor: kitchen, dining room and living room	Ideal Wood Colour: Princeton Code #MT2225 Size 7" x Random Lengths	End of the Roll	
	Luxury Vinyl Flooring upper floor: ensuite and foyer into powder lower floor: laundry room, hallway and bathroom	Brand: Beaulieu Series: Skyline Colour: Salerno SKU #SKYLINE2146 Size: 12" x 24"	End of the Roll	
	Carpet primary bedroom/walk in closet, stairs and 2 bedrooms down	Brand: Beaulieu Style Name: Cosy Ambiance Colour: Democracy #13238	End of the Roll	

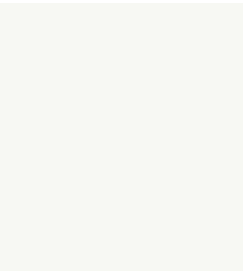
INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
FIREPLACE	Tile	Brand: Centura Size 1224 Series: Stone Union Colour: Grigio 6305 * Tile to wrap around left and right side of F.P and face front, to underside of Mantle.	End of the Roll	
	Mantle	Constructed of flooring 'Princeton'	Elmworth Construction	
	Fireplace Insert	Brand: Napoleon Ascent Linear 46" Direct Vent Gas Single Sided 24,000 BTU's Logset: Crystalline Ember Bed w/ Topaz Crushed Glass Model # BL46	Napoleon Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
BATHROOMS	All Cabinetry	Standard 'White' Door Style: Flat panel drawer front * Refer to specific cabinet spec's.	Neufeld Woodworks LTD	
POWDER RM	Lighting	Shoji 1 -Light Dimmable LED Vanity Light C007342650 Finish: Matte Black Colour Temperature: 3000K Size: 23.62" W x 4.72"H x 2.36" D	Elmworth Construction	
	Mirror	Black Metal Edge Size 24"W x 36"H	Elmworth Construction	
KITCHEN	Cabinetry	Perimeter Cabinets: Colour : New Grey soft touch #729 Finish: PET Laminate Door Style: Flat	Neufeld Woodworks LTD	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KITCHEN	Backsplash	Brand: Daltile Series: Color Wheel Size: 2 x 8 Colour: Matte Arctic White Pattern: Horizontal Stacked Grout: T.B.C	End of the Roll	
	Island Cabinetry	Island Cabinets Species: White Oak Stained: American Walnut Sheen 10 Degree Door Style: Flat	Neufeld Woodworks LTD	
	Countertop	Product: Firstone Code # A3011	Neufeld Woodworks LTD	
	Hardware	Brand: Richelieu Modern Metal & Aluminum Pull # 801 Product # BP801192900	Neufeld Woodworks LTD	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PRIMARY BATHROOM	Lighting	Dimmable LED Vanity Light C008815894 Finish: Matte Black Size 14.72" H x 31.5"W x 2.36"D	Elmworth Construction	
	Mirror	Black Metal Edge Size 24"W x 36"H	Elmworth Construction	
	Shower Tile	Brand: Centura Series: Urban Max Finish: White Matte Size 12"x36" Pattern: Stacked Horizontal Grout: Avalanche	End of the Roll	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
LOWER FLOOR BATHROOM	Lighting	Heldreth 2 - Light Dimmable LED Bar Finish: Black C110083703 Size 35.8" Lx 1.5" H	Elmworth Construction	
	Mirror	Cofeny Bathroom Mirror Size 26"W x 38"H	Elmworth Construction	

INTERIOR MATERIALS & LIGHTING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
LAUNDRY	All Cabinetry	Standard 'White' Door Style: Flat panel drawer front * Refer to specific cabinet spec's.	Neufeld Woodworks LTD	
	Countertop	Pre-Fabricated 'Butcher Block' Laminate	Elmworth Construction	
	Flooring	Partial Concrete for Mechanical area's	Elmworth Construction	

APPLIANCES				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KITCHEN	Over-the-Range Microwave	Brand: Samsung Bespoke Smart 2.1cu. ft. W/ Auto Connectivity & SmartThings Cooking Finish: Stainless Steel Product Code: #ME21DG6500SRAA Size: 30" x 17"	HomeDepot Elmworth Construction	
	Electric Range	Brand: Samsung Bespoke Smart Slide-In Electric Range 6.3 cu. ft. w/ Precision Knobs Finish: Stainless Steel Product #NSE6DG8100SR Size: 30"		

APPLIANCES				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KTICHEN	Fridge	Brand: Samsung French Door - Large Capacity 3 Door 27 cu. ft. Counter Depth with Dual Auto Ice Maker Finish: Stainless Steel - Fingerprint Resistant Product: #RF27CG5100SR Size: 36" x 70"	HomeDepot Elmworth Construction	
	Dishwasher	Brand: Samsung Dishwasher with 3rd Rack 51 dBA Noise Level Touch Controls Finish: Stainless Steel - Fingerprint Resistant Product: # DW80CG4051SR		

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
KITCHEN	Sink	Excalibur 2 Bowl Undermount Stainless Steel Sink with Low Divide. Finish: Stainless Steel Model # EDUF1931/8-LD Code: 4425000	Splashes JS Plumbing & Heating	
	Faucet	SPECIFIK KITCHEN FAUCET WITH PULLDOWN SPRAY Finish: Matte Black Model KF1836-160 Code: 3752100		
				
BATHROOMS	Faucet	SLATE SINGLE HOLE BATHROOM FAUCET Finish: Matte Black Model: 40051BL Code: 5911002		

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PRIMARY	Sink	CERAMIC SINK TOP Finish: White Model: CTB3018R Code: 2541220	Splashes JS Plumbing & Heating	
	Toilet	Brand: American Standard Studio 4.8L Toilet Tank Finish: White Model: 4000104.020 Code: 1305665		
		Brand: American Standard ADA Toilet Bowl Finish: White Model: 3075120.020 Code: 1304945		
		Brand: Hibbent Store Universal Trip Lever -Side Mount Toilet Handle Angle- Mount Adjustable Tank Flush Finish: Matte Black	Elmworth Construction	

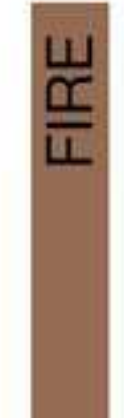
PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PRIMARY	Shower Unit	Brand: Ove Decors Model: Ove Canberra Soft Close Shower Door with Hardware Finish: Black Product: # 1532190 Size: 48" x 78.75"	Elmworth Construction	
	Shower Fixtures	Brand: Kalia Series: Basico Model: 4" Shower head and Wall Arm and Flange Finish: Matte Black Model # BF1759-160 Code: 3750800	Splashes JS Plumbing & Heating	

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
PRIMARY	Shower Fixture	Brand: Moen Model: Align Posi-Temp Valve Trim with Integrated Diverter Finish: Matte Black Model # T2190BL Code: 5921032	JS Plumbing & Heating	
		Brand: Kalia Series: Basico Model: 2 Jet Hand Shower with Slide Bar Finish: Matte Black Model # BF1760-160 Code: 3750840		

PLUMBING				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
LOWER BATHROOM	Tub/Shower Surround	Brand: BATHRCOVE TUB AND SHOWER WITH RH DRAIN - Finish: White Model: 5686-0 Code: 3990160 Size: 60" x 32 1/4"	Splashes JS Plumbing & Heating	
	Tub/Shower Fixture	Brand: Moen Model: Align Posi-Temp Tub and Shower Trim Finish: Matte Black Model: T2193BL Code 5921039		

HARDWARE & ACCESORIES				
LOCATION	ITEM	DESCRIPTION	SUPPLIER	VISUAL
HARDWARE	Front Door Lock Set	Brand: Taymor Series: Professional Style: Leading Edge Product: # 33-D9010 Finish: Black	SB Window and Doors	
	Interior Door	Brand: Taymor Series: Professional Style: Pace Line Lever Style: Round Rose Lever Product: # 33-D009134BLK Finish: Black		
Accessories	All Bathrooms	Brand: Lairuier 5 Pc Hardware Set - Towel Bar - Hand Towel Bar - T.P holder - Bath Robe Hooks	Elmworth Construction	

VANITY VISUAL



TRI-PLEX 'VISTA' DEVELOPMENTS
Address: Woodrush Lot 70 Phase 1
2025

FIRE



KITCHEN



LIGHTING FEATURES



BASE MATERIALS





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