



Park  
DISTRICT

## FEATURES & FINISHES

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THE **PARKLAND** COLLECTION

# Features & Finishes

Elevating the form and function of a traditional townhome, Park District's 4-Storey Modern Towns are a unique stacked townhome design to make your home more flexible, more functional, and more stylish than ever.

## QUALITY CONSTRUCTION:

- Spectacular architecturally controlled façade with striking modern detailing.
- High-quality thermopane casement windows with Low-E argon energy-saving glass.
- High-quality thermopane sliding glass patio doors to balconies, as per plan.
- Screens on all operable windows.
- Maintenance-free aluminum soffits, fascias and eavestroughs, with flat roof caps as per elevations.
- Superior steel fire rated insulated front Entry door with brushed nickel hardware and house numbers.
- Ceiling heights approximately 9' on Entry and Third level and approximately 8' on Second and Fourth level.
- Smooth ceilings in kitchens and bathrooms; architectural textured ceilings with 4" smooth borders throughout remaining rooms.
- Contemporary baseboards and door and window trim throughout.
- Main or Upper floor laundry rooms including rough-in venting to the exterior, as per plan.
- Beautiful Natural Oak handrail and pickets, with paint grade stringers and durable Berber carpet treads.
- Convenient closet shelving system, as per plan.



## MODERN KITCHENS:

- Stylish designer cabinetry in a variety of finishes, to be selected from vendor's standard samples.
- High-quality laminate countertops throughout kitchen to be selected from vendor's standard samples.
- Contemporary stainless steel sink with single lever faucet.
- All appliance areas provided with applicable cabinetry, electrical, plumbing, and HVAC rough-ins.





- Sleek laminate flooring throughout kitchen, living, and dining areas and adjacent hallways.
- Plush and warm Berber carpeting in all bedrooms, associated hallways, and stairs to be selected from vendor's standard samples.

### ELECTRICAL AND MECHANICAL:

- 100 amp electrical service with accessible breaker panel.
- Modern ceiling light fixtures provided in all bedrooms, kitchens, stairways and hallways as per plan. Location to be determined by Vendor.
- White decora-style outlets and switches throughout.
- Dedicated Cat 5 data outlet rough-in provided in location chosen by vendor.
- Laundry room includes ventilation exhaust fan.
- Convenient counter-level receptacles in kitchen for ease of use.
- Ground fault protected electrical outlets in all bedrooms.
- Electronic door chimes for peace of mind.
- Interconnected smoke detectors and carbon monoxide detectors hardwired into the electrical system on all levels as per building code.
- Superior mechanical system designed to maximize energy efficiency.
- Superior high-velocity air handlers with combined unit domestic hot water tank.
- Interior fire-resistant sprinkler system for maximum safety.

### STYLISH BATHROOMS:

- Designer cabinetry in a variety of finishes, to be selected from vendor's standard samples.
- High-quality laminate countertops throughout bathrooms to be selected from vendor's standard samples.
- Beautiful imported porcelain bathroom wall and floor tile.
- Powder rooms featuring contemporary pedestal sink, as per plan.
- Designer selected polished chrome single-lever faucets.
- High-efficiency water-saving fixtures throughout.
- Stylish modern vanity mirror in all bathrooms.
- Framed glass shower door on all freestanding Master Ensuite showers as per plan.

### WARRANTY:

ICON Homes Warranty is backed by Tarion's Ontario New Home Warranty Program.

All finishes and materials are to be chosen with assistance of the Icon Homes' interior design consultant. All materials and selections are to be chosen from the Builder's samples per the Builder's specifications. Materials, specifications, features and finishes are subject to change and any substitute changes are to be of comparable quality. November 2021. E. & O. E.

### BEAUTIFUL FLOORING:

- High-performance engineered floor assembly to meet and exceed building code.
- Choice of imported porcelain or ceramic tile in foyer, powder room, laundry room, bathrooms, and mechanical rooms to be selected from vendor's standard samples.

