



WATERCOLOUR
WESTPORT



EXCEPTIONAL STANDARD FEATURES

Phase 2 - Offering More and Better

NET ZERO READY vs Obsolete

Every Watercolour home is architecturally designed, engineered, constructed, tested then certified Net Zero Ready by the Canadian Home Building Association. They are more comfortable, durable and will help protect the environment and your investment.

Net Zero Ready is set to become the building code standard by 2035. Land Ark Homes is help building to these standards NOW. Why buy an obsolete home when you can buy the future?

Being Net Zero Ready, homeowners have the option to offset annual energy consumption with the installation of renewable energy systems such as solar panels and/or home battery. Federal grants and interest free loans (CMHC) are now available for homeowners who choose to add renewable energy systems that can reduce operating costs.

NET ZERO READY Features

The following list details features that contribute to achieving **Net Zero Ready** status and improve the home's comfort and efficiency.

- For optimum interior comfort, the building envelope consists of:
R60 blown cellulose attic insulation, R34 lower-level wall insulation (2" R12 spray foam on concrete walls with R22 mineral fibre insulation in wall cavities), R29 above grade wall insulation (R22 fiberglass insulation with R7 closed cell foam thermal break), 2" R12 spray foam thermal barrier under the basement slab
- Comfortable and dry lower-level living spaces are achieved by wrapping foundations in a high-performance drainage membrane that provides enhanced water drainage.
- Premium triple pane windows have a high insulation value, improved humidity control, and help provide even temperatures within each room. At Watercolour, they are installed throughout the home except in cases where triple pane is not available (glass inserts in exterior door assemblies and basement sliding windows).
- HVAC: High-efficiency Air Source Heat Pump (ASHP) for comfortable, fossil-fuel free, heating and cooling
- Energy Recovery Ventilator (ERV) for a steady supply of filtered, fresh air and desirable indoor relative humidity
- Premium duct system provides a more comfortable home with minimal duct leakage, more even heating and cooling distribution and more useable floor space
- High-efficiency, hybrid electric hot water heater (fully owned, no rentals)

Combined, these features result in a high-performance home with greater energy efficiency, comfort and enduring value.

EXTERIOR FEATURES

- Multiple elevation choices for every model so each home looks unique
- Traditional cottage-style, designer curated exterior colour pallets, creating a harmonious streetscape
- Architectural craftsman-style front verandas, porches, dormers and entries
- Full municipal services, including water and sewer
- Fully sodded lot with front interlock walkway, landscaped garden steps (where elevation demands) to spacious front porch , raised front garden bed with Armourstone border (excludes plantings) and paved driveway
- Beautiful, durable James Hardie Board™ siding, the recognized siding leader in North America
- Large, premium insulated attached garage. Premium insulated garage door with rust resistant hardware and premium direct shaft drive garage door opener that is convenient, quiet and not mounted in the ceiling - freeing up storage space above the garage door.
- Architectural shingles with manufacturer's limited lifetime warranty
- Low profile ridge vents with no unsightly roof ventilation marring the cottage-style beauty
- Low maintenance aluminum soffits, fascia and eavestroughs
- Decorative porch, porch columns, railings (where required, as per plan) and stairs (as per plan)
- 2 exterior non-freeze hose-bibs

INTERIOR FEATURES

- Premium 36" electric fireplace with craftsman-style trimmed mantel
- Smooth-finished 9' ceilings (as per plan) on main floor, 8' ceilings on upper levels and 8'6" ceilings on finished lower levels (where applicable)
- LED pot lights in kitchen, living room and hallways
- For more comfortable lower level living, extra insulation has been included under the concrete slab, for warmth and energy efficiency. The resulting ceiling height dimensions are approximately 2.5" lower than a code standard, uninsulated basement height. The nominal unfinished heights of our lower level living areas are approximately 8'6" for 9' foundation wall, as seen in our model home(s)

* All ceiling heights presented exclude any bulkheads required during construction of the home.

- Square craftsman style baseboards and trim
- 3 hinge – 2 panel smooth finish hollow core interior doors with craftsman style lever hardware
- Finished basement stair vestibule (only if finished basement is not selected)

KITCHEN FEATURES

- Quality kitchen cabinetry with 42" upper cabinets and soft closing drawers and doors, offered in a variety of finishes, styles and colours
- Ceramic backsplash, with options to be selected from builder's samples
- Bank of pot and pan drawers
- Spacious pantry included in select floor plans
- Quartz countertop, with options to be selected from builder's samples
- Stainless steel, under cabinet hood fan
- Stainless steel sink with single lever pull-out faucet
- Refrigerator water line included in all models
- Dishwasher space provided with electrical and plumbing rough-in
- Two USB in-wall charger outlets, perfect for charging smartphones, tablets, e-readers and more
- 2 pendant lights over island (as per plan)

FLOOR FINISHES

- Choice of 3 1/4" premium hardwood throughout main floor living spaces from builder's samples
- Premium hardwood stairs to basement and second floor (if applicable)
- Ceramic tile flooring in front foyer, bathrooms and mudroom/laundry room from builder's samples
- Choice of carpet from builder's samples in finished lower level (as per plan) and upper hall, bedrooms & closets from builder's samples

LUXURY BATHROOM FINISHES

- Quality vanity cabinetry with soft closing drawers and doors, quartz countertops and undermount sinks in all bathrooms
- Ceramic tile enclosed shower with acrylic base and custom framed glass in primary ensuite (as per plan)
- Mirrors over vanities with lights (as per plan)
- Single-lever faucets in all bathrooms

ELECTRICAL FEATURES

- 200-amp electrical service, with heavy-duty wiring and receptacles for future clothes dryer, range and electric vehicle charging station.
- Hard-wired smoke and carbon monoxide detectors with strobe as per code
- Designer curated interior LED light fixture packages available
- LED pot lights in kitchen and living room
- Interior white Decora switches and receptacles
- 2 exterior weatherproof electrical outlets

LAUNDRY / MUDROOM FEATURES

- Mechanical and electrical provisions for future dryer
- Drain and water connections for future washer
- Laundry tub as indicated on select plans

ROUGH-INS FOR FUTURE

- 4 communication outlets of choice (telephone, cable or data)
- 3-piece bathroom on lower level rough-in (as per plan)
- Electric vehicle charging station rough-in

INTERNET

- Westport Telephone Company (WTC) delivers fibre optic servicing with reliable and fast gigabit internet, making it possible for unlimited amounts of uploading, downloading and streaming

TARION NEW HOME WARRANTY PROGRAM

All homes are protected by Tarion, which includes:

- 7 years on major structural defects
- 2 years on plumbing, electrical and heating systems
- 2 years on building envelope
- 1 year on defects and workmanship

**Tarion Warranty details subject to change. See www.tarion.com for most up-to-date information.*