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## IN THE HEART OF SUMMERSIDE

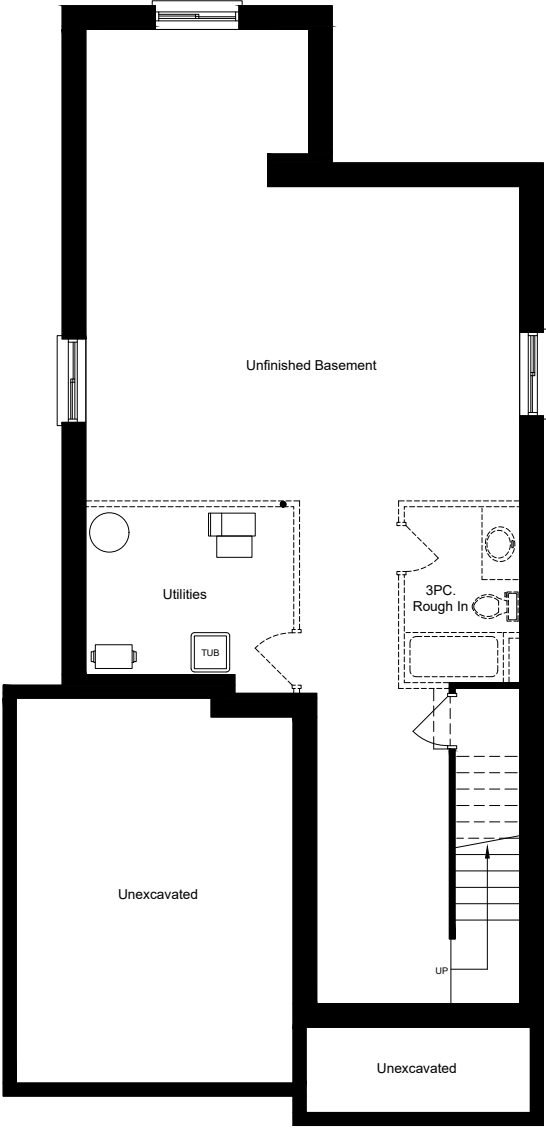
Summerside Trail II's elegantly designed boutique single-family homes are located in the heart of Summerside. Step into the spacious floor plans and experience the innovative design. Both dynamic and intimate, Summerside Trail II is the perfect place to call home. Ideally located close to major transportation routes, including the 401 & the airport, shopping & more.



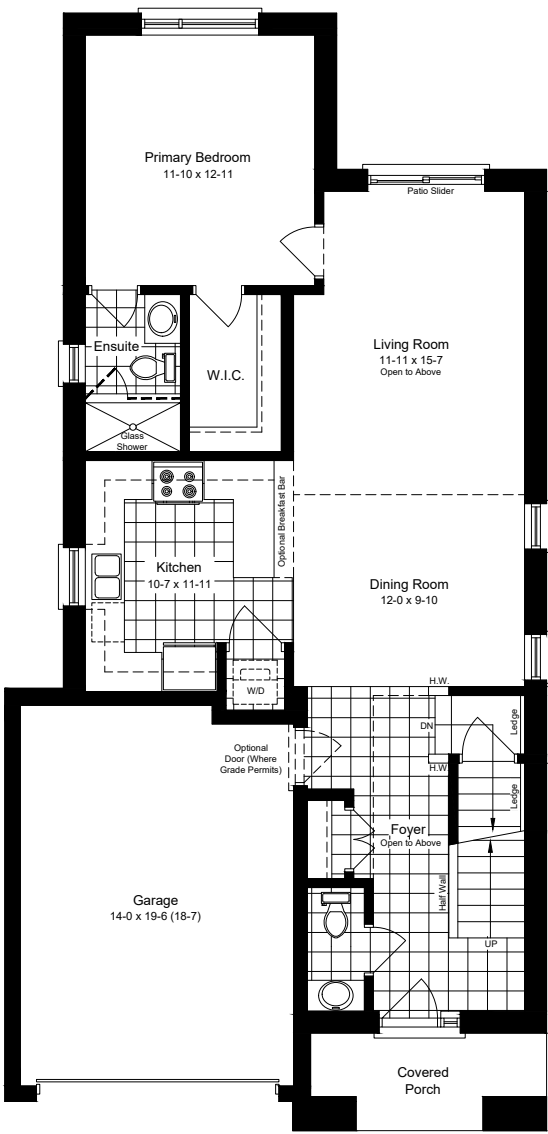




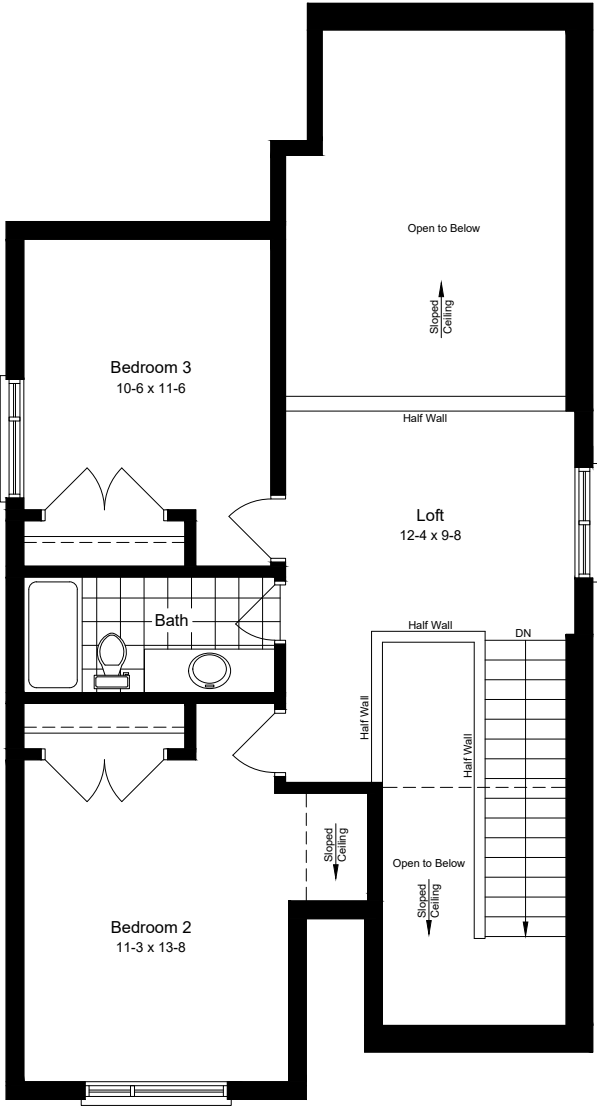
**CARMEL**  
**1972 SQ.FT.**



Basement Floor Plan



Main Floor Plan



Second Floor Plan

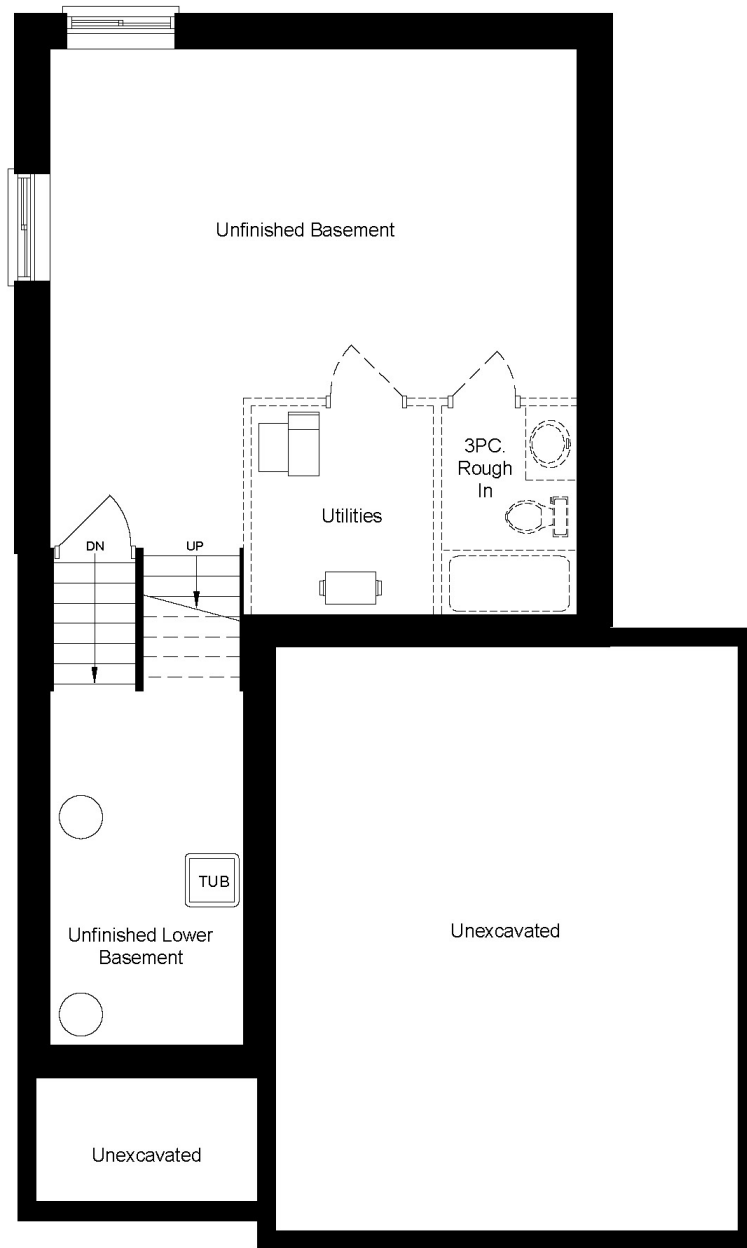
Take A  
Virtual Tour



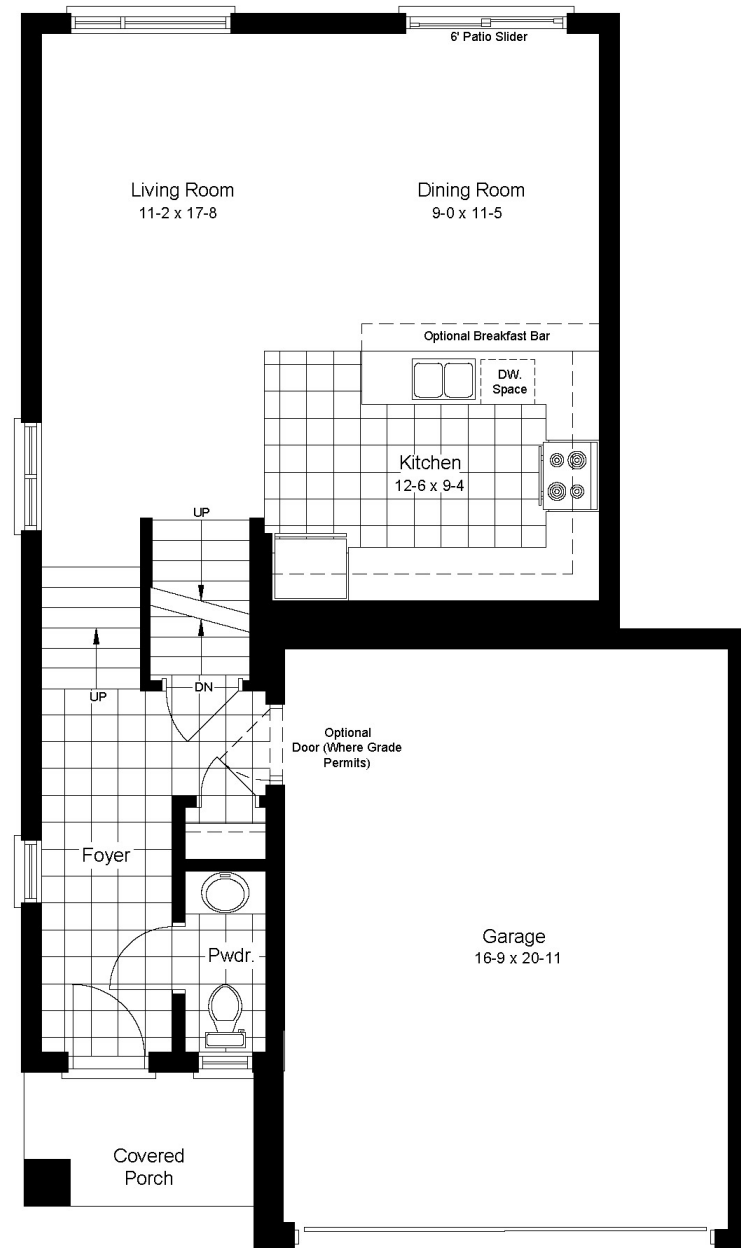




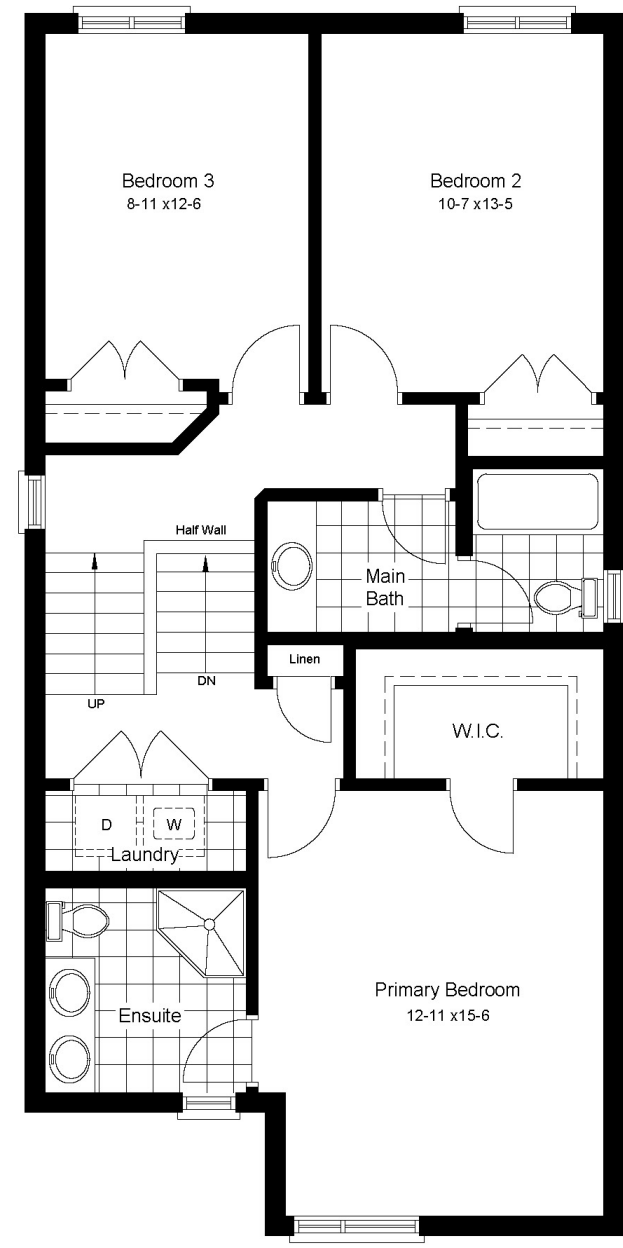
**BERKELEY**  
**1618 SQ.FT**



Basement Floor Plan



Main Floor Plan



Second Floor Plan

Take A  
Virtual Tour



BERKELEY

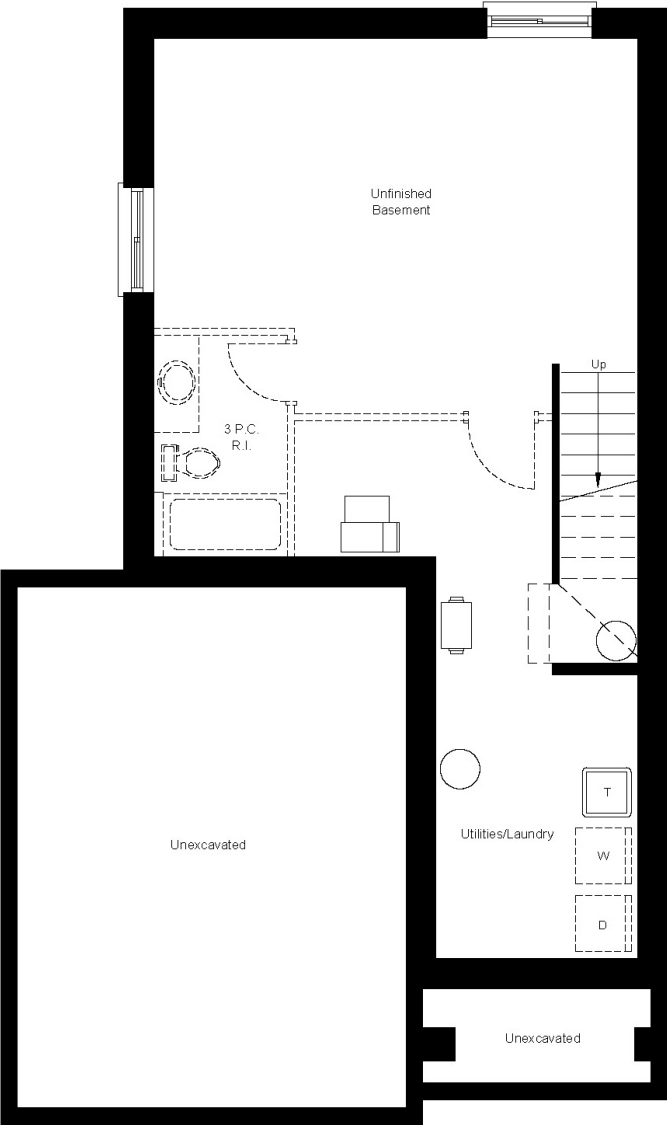
1618 sq.ft.

Plans and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area. Illustrations are artists' concepts only and may show optional features not included in the base price. See sales representative for further information. E. & O. E.

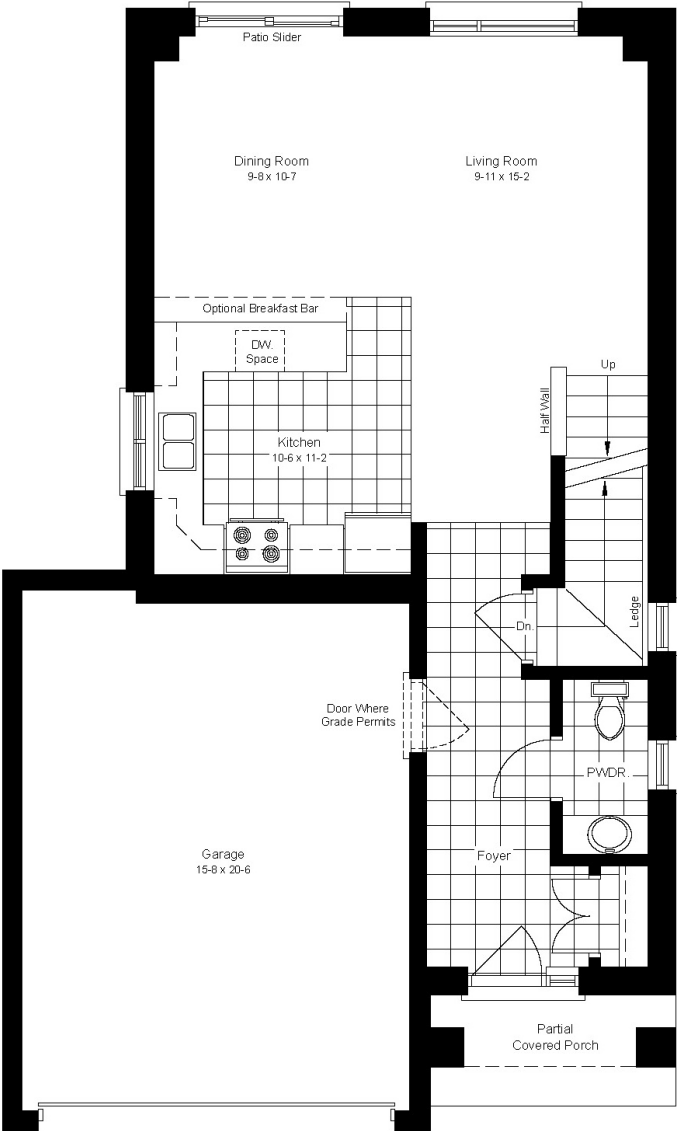




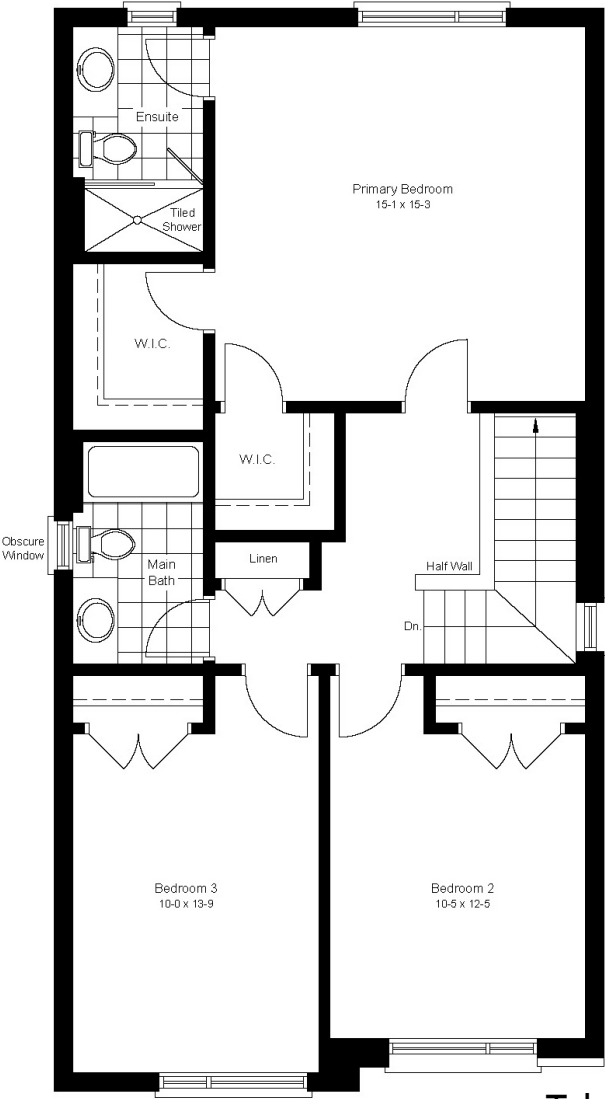
**CATALINA**  
**1632 SQ.FT**



Basement Floor Plan



Main Floor Plan



Second Floor Plan

Take A  
Virtual Tour



CATALINA

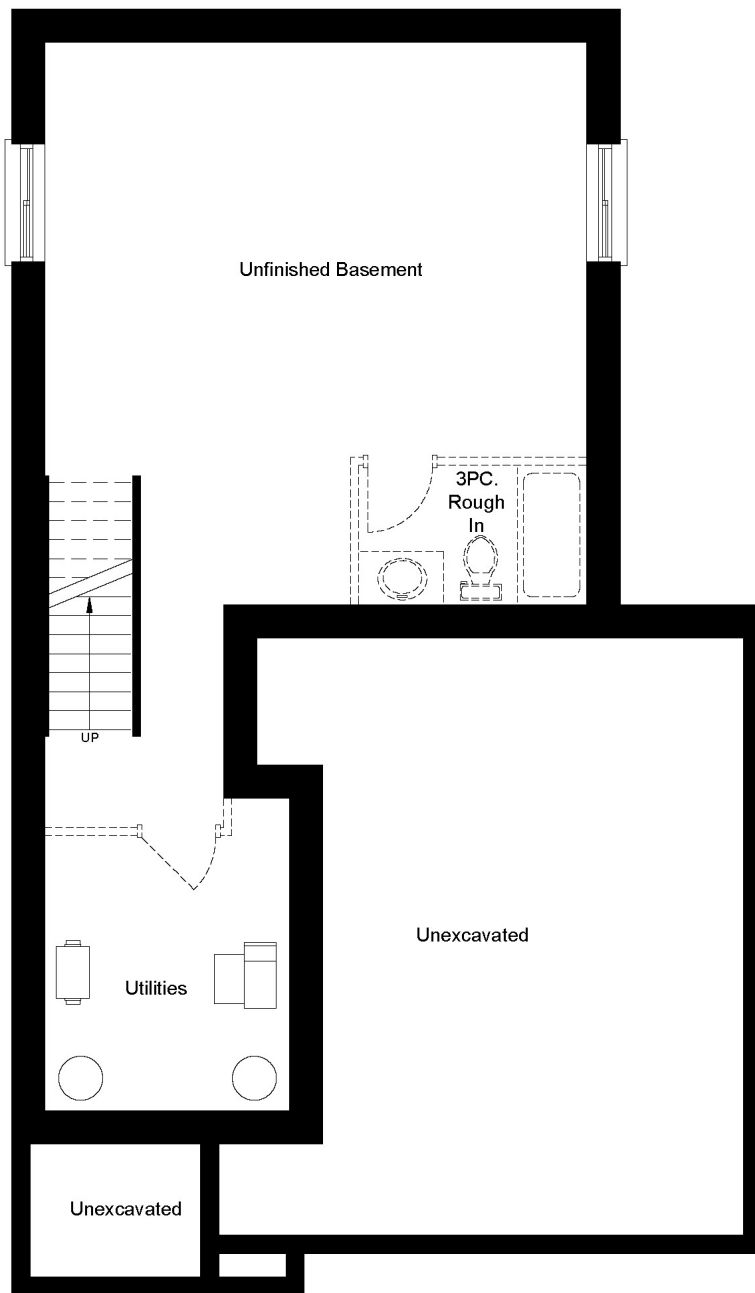
1632 sq.ft.

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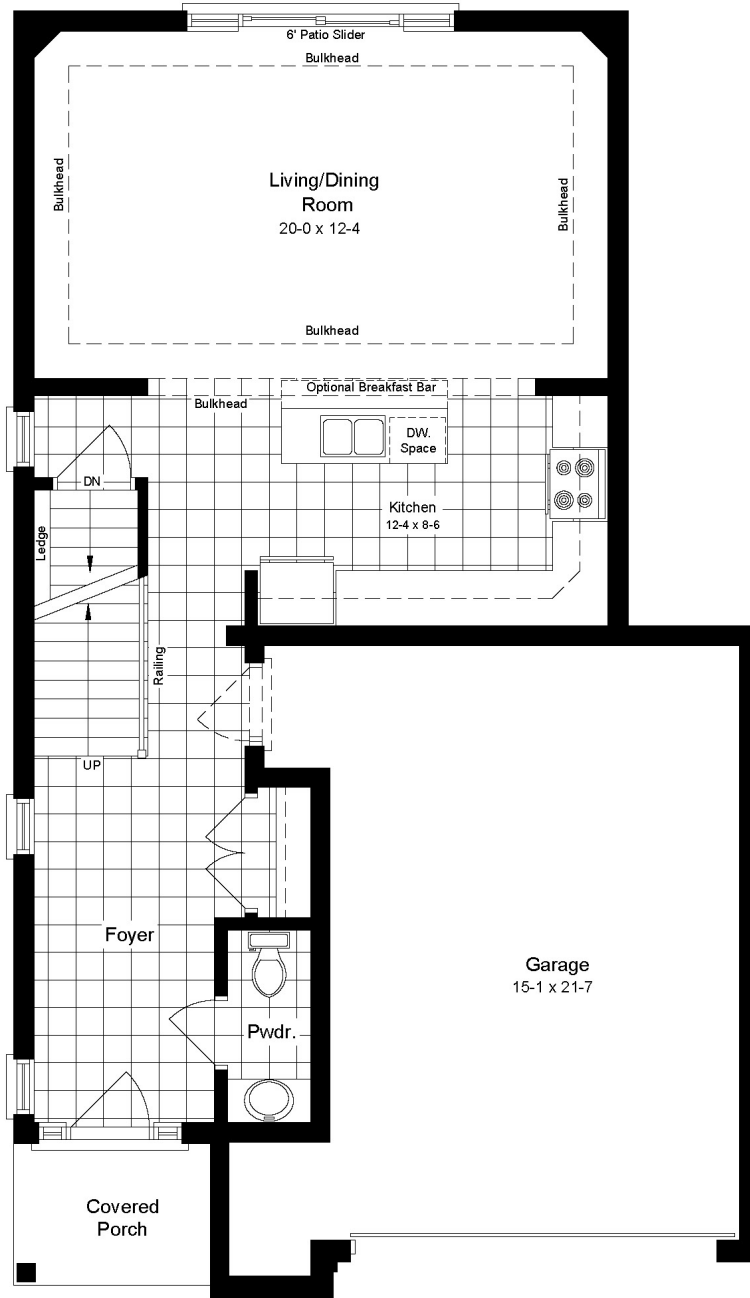




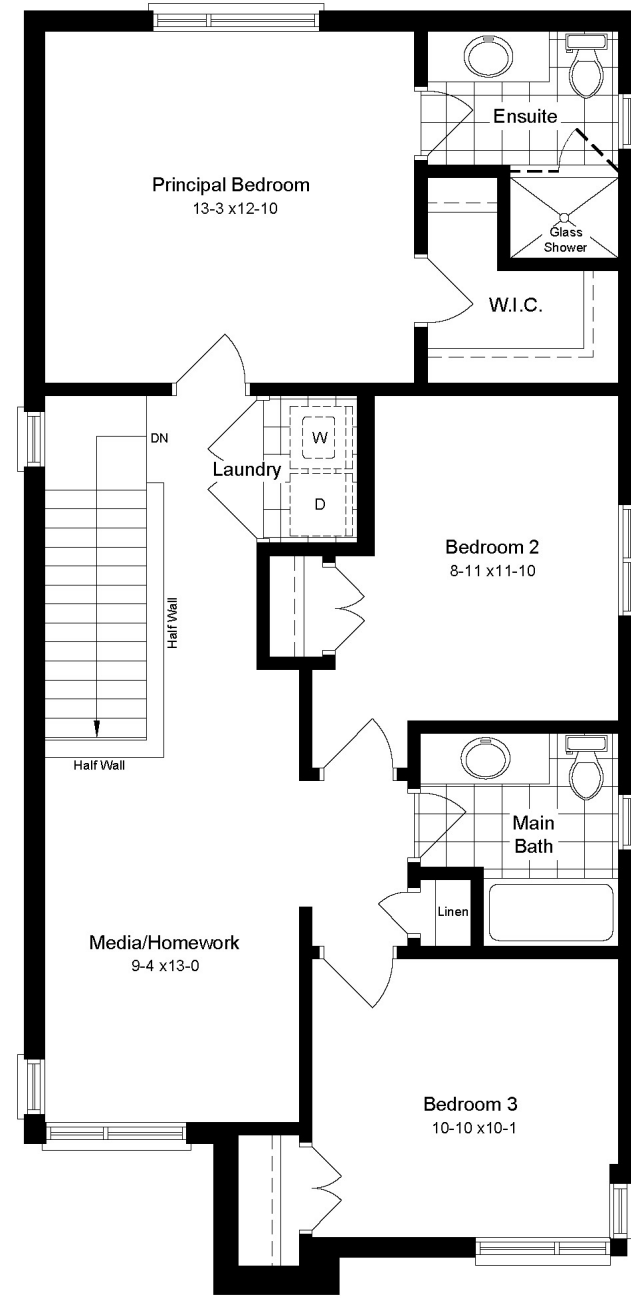
**MONTEREY**  
**1654 SQ.FT**



Basement Floor Plan



Main Floor Plan



Second Floor Plan

Take A  
Virtual Tour



MONTEREY

1654 sq.ft.

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## SPECIFICATIONS

All Summerside Trail homes are Energy Star rated meaning they are built to a higher standard than Building Code requirements with improved air tightness, ventilation, mechanical equipment, insulation and third party certification.



### INTERIOR FEATURES

- ✓ **Energy Star Certified - save energy, save money!**
- ✓ 9' Ceilings on main floors
- ✓ Hard surface kitchen counter tops
- ✓ Kitchen & bath layouts as per plan
- ✓ Under cabinet lighting in kitchen
- ✓ Oak stringers into upper level with carpet treads & risers
- ✓ Laminate counter tops in bathrooms
- ✓ Premium interior doors (painted)
- ✓ Wire shelving in all closets
- ✓ Framed mirrors over all vanities
- ✓ Lighting plan includes pot lights and fixtures as viewed in the model
- ✓ Contemporary brushed nickel hardware for interior doors as per predesignated interior colour package
- ✓ Paint grade contemporary casing and baseboard
- ✓ "Knockdown" textured ceilings throughout except bath, laundry & closet areas
- ✓ Pre-selected interior colour packages as per schedule
- ✓ Square drywall corner beads

### EXTERIOR FEATURES

- ✓ Brick veneer around the main floor (as per plans)
- ✓ Aluminum fascia, soffits, eaves, and downspouts
- ✓ Vinyl siding as per design featuring premium architectural siding on front facade
- ✓ Flat steel insulated exterior front doors, sliding vinyl clad patio doors
- ✓ Vinyl Low E casement windows throughout home (excluding basement sliders where applicable)
- ✓ Architectural series fibreglass roof shingles
- ✓ Paver stone driveway
- ✓ Fully sodded front and rear yards
- ✓ Sectional steel garage door w/ garage door opener and 1 remote

### FLOORING

- ✓ Ceramic tile in foyer, kitchen, finished laundry & baths
- ✓ Engineered hardwood floor throughout the great room
- ✓ Carpet with underpad on main floor bedroom, stairs to upper floors, upper areas, upper hallway(s) and bedrooms



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### PLUMBING FEATURES

- ✓ Moen single lever contemporary faucets in brushed nickel as per predesignated interior colour package
- ✓ Undermount double stainless steel sink in kitchen
- ✓ All plumbing fixtures including tubs, toilets and sinks are white
- ✓ 3/4 pc. acrylic tub and shower in main bath (tub & shower if applicable)
- ✓ Exterior water taps with vacuum breaker
- ✓ Posi-temp shower valves in all bathrooms
- ✓ Fully tiled shower or 3/4 acrylic shower in each ensuite
- ✓ Waterline rough in for fridge
- ✓ Rough-in for 3 pc bathroom in basement
- ✓ Shut-off valves for plumbing fixtures in kitchen and bathrooms

### QUALITY CONSTRUCTION FEATURES

- ✓ Conventional SPF floor joists
- ✓ 7/16" OSB roof sheathing
- ✓ All exterior walls are constructed with 2"x 6" spruce studs 16" O.C.
- ✓ 3/4" tongue & groove engineered subfloor glued, screwed and nailed
- ✓ R22 insulation on exterior walls above grade and R60 fiberglass in the attic
- ✓ Unfinished interior of garage with one coat of tape
- ✓ Poured concrete walls complete with dampproofing and approved plastic membrane

### ELECTRICAL/MECHANICAL

- ✓ Natural gas high efficiency forced air furnace
- ✓ Central air conditioning
- ✓ Programmable thermostat
- ✓ Simplified HRV system
- ✓ Natural gas water heater (rented at purchasers' expense)
- ✓ 100 Amp circuit breaker electrical panel
- ✓ Exhaust fans in all bathrooms
- ✓ Hard-wired smoke detector on every floor (Carbon Monoxide detector on floors located with bedrooms)
- ✓ Kitchen - over the range microwave vented directly to exterior
- ✓ Exhaust fans in all bathrooms
- ✓ 2 exterior electrical outlets (where applicable)
- ✓ Decora outlets and light switches throughout home
- ✓ 1.5 car garages (where applicable)

### WARRANTY

- ✓ Includes 7 year structural warranty on all homes with Tarion Ontario New Home Warranty

\*The builder reserves the right to make modifications and changes should they be necessary without notifications to the public. E.&O.E.