

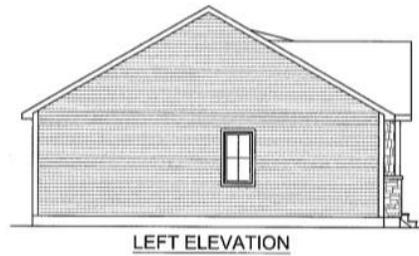
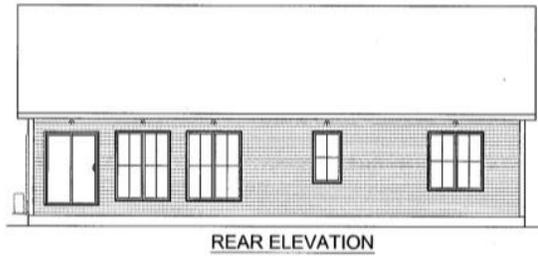
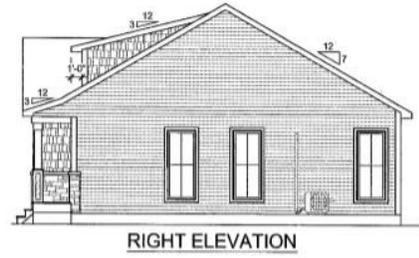
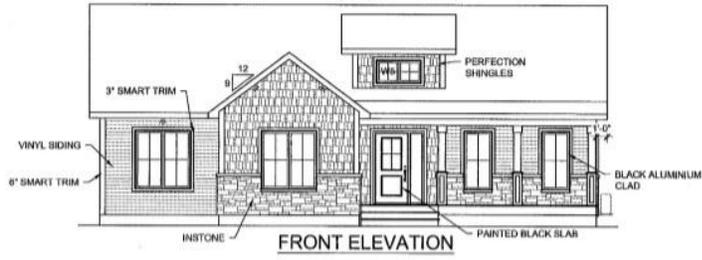
The Shiraz

by Gold River Homes

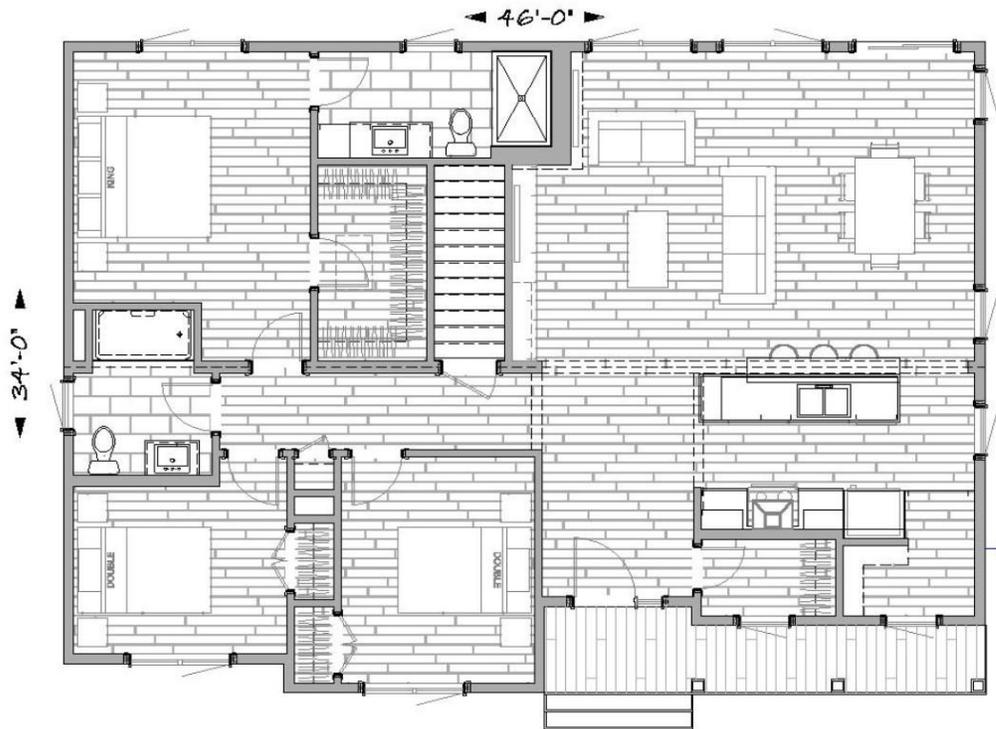
When we were looking for a new show home, we wanted a home that would suit the Maritimes in both look and “feel”. We found it in the modern, yet classic, style of the Shiraz! This gorgeous home has the perfect blend of craftsman style and contemporary finishes. Walk through an impressive 14’ foyer into an open-concept living area - this home just feels right! With its large kitchen island, country style walk-in-pantry and floor to ceiling windows this 3 bed, 2 bath home is both practical and beautiful.



Elevation



Floor Plan





Lovely Covered Entry



Triple Glazed Casement Windows



Exceptional Attention to Detail



Wonderful Curb Appeal

“Home is where love resides, memories are created, friends always belong, and laughter never ends.”



Beautiful Kitchen



Bright & Inviting



Wood Accents



Ven Mar Range Hood



Lovely Back Splash



Butcher Block Bar Top



Self Closing Drawers



Ship Lap with Wood Accents



18,000 BTU Heat Pump



Electric Fireplace



Perfect Space for Entertaining



Under Cabinet Lighting



Built-In Shelving



Upgraded Doors



14' Ceiling



Upgraded Lighting



Deep Stainless Sink



Upgraded Lighting

FEATURES

- *Shed Dormer*
- *Instone Stone Siding*
- *Kaycan Perfection Shingles*
- *5' Patio Door with Black Aluminum Frame*
- *36" Black 4-lite Entry Door*
- *Full Glass Sidelite on Entry Door*
- *Ugreaded Interior Doors*
- *Black Aluminum Triple Glazed Low E – Argon Windows*
- *Lexington Foremost Sink with Evanton Taps*
- *MAAX 36x60 U-tile Shower with Halo Clear Glass Door*
- *9 Exterior Pot Lights*
- *Lighting Under Kitchen Cabinets*
- *2 Multimedia Jack Ports*
- *Upgraded Interior Lighting*
- *Venmar Jazz Rangehood*
- *Thermalwood Cladding in Kitchen/Living Room*
- *Accent Walls (Ship Lap)*
- *Recycle Bin*
- *18" Linen Cabinet*
- *Walk-Through Pantry*
- *Bookshelf*
- *Cabinets to Ceiling*
- *Ceramic Tile Backsplash*
- *Upgraded Laminate Flooring*
- *Built-In Wall Cabinets*
- *Heat Pump – LG 18,000 BTU*
- *Dimplex 26' Fireplace*

2018 MODULAR HOME SPECIFICATIONS

REVISED 30-05-2018



ROOF

- 19/32" square edge OSB sheathing
- 12" wide vented eaves
- Cardboard vents and snow fabric between all trusses. Continuous ridge vent.
- Fiberglass shingles with extra tar adhesive (Limited Lifetime Warranty)
- Synthetic roofing underlayment
- Adhesive roofing membrane at eaves & valleys
- 6 mil polyethylene vapour barrier
- Insulated Attic hatch

EXTERIOR & INTERIOR WALLS

- 8'-0" wall height
- 2x6 kiln dried & finger jointed exterior wall studs at 16" on centre
- 7/16" OSB exterior wall sheathing
- 6 mil polyethylene vapour barrier
- 2x4 kiln dried & finger jointed interior wall studs at 16" on centre

FLOORS

- 9 1/2" engineered wood joists (I-joists)
- 1 1/8" x 9 1/2" engineered rim joist.
- Rim plates are 2-ply 1 3/4" x 9 1/2" Timbrstrand
- 2 ply 2x10 rim beams reinforced with 19/32" Stabledge® in the middle. (Centre beam of house consists of 2 beams, one from each module, bolted together on site. Resulting beam is 4 ply 2x10 and 2 ply Stabledge®.)
- 23/32" T&G Stabledge® OSB sheathing glued and screwed to floor joists
- 3/16" Meranti under FiberFloor®, with FiberFloor® glued down
- Metal joist hangers where necessary
- Steel Jack posts and plates (as per plan, shipped loose)

SIDING & EXTERIOR TRIM

- "Double 4" Dutch Lap vinyl siding c/w house wrap
- 6" wide outside corner moldings
- White aluminium 6" fascia with drip edge
- White vinyl vented soffit
- 12" wide shutters on front & one side of house (as per plan)

EXTERIOR DOORS

- White, Insulated 36" Steel slab door, c/w 22"x48" Louisbourg window
- Chrome, satin finish handle sets. Includes thumb latch exterior and dead bolt locks for main entrance doors. Side doors to have knobs and dead-bolts.
- Exterior doors and patio doors have Low-E argon windows

INTERIOR DOORS

- Raised panel "2 panel square" doors, white
- Lever door handles, Chrome Satin finish, and matching hinges
- Full width slab doors throughout (no bi-folds)

WINDOWS

- Single hung, tilt action, white vinyl windows
- Thermo sealed with Low-E coating and Argon gas
- "Georgian" grills (in top sashes only)

PLUMBING

- Double bowl, contemporary stainless steel kitchen sink, 9" deep
- Chrome single lever kitchen faucet c/w retractable sprayer spout
- White china vanity sink with chrome double lever faucet in bathrooms
- 6L Toilet, comfort height, elongated bowl, insulated tank, soft-close seat
- One piece acrylic domed tub & shower c/w pressure balanced shower faucet
- Frost free hose bib (shipped loose)
- PEX waterlines with shutoff valves for all fixtures

HEATING AND VENTILATION

- Electric Radial® convection heaters, white, c/w built-in electronic thermostats
- Heat recovery ventilation (HRV) system, (shipped loose, installed by others)
- Bathroom fan, vented to outside, 130 cfm
- Range-hood, vented to outside, white
- Ductless mini-split heat pump, 12 000 BTU, Energy Star approved, (shipped loose, installed by others)

ELECTRICAL

- 42/84 Circuit 200 amp panel, pre-wired and complete with breakers
- "Decora" light switches and receptacles throughout
- Quality light fixtures throughout, with pendant light over kitchen sink and Island (or peninsula)
- Exterior pot-lights over doors in lieu of coach lights (wherever practical)
- LED bulbs throughout

INSULATION

- R-28 wall insulation (R-24 glass fiber batts and R-4 EPS exterior foam, type 2)
- R-52 roof insulation (blown-in cellulose with crust)

DRYWALL

- 1x3 strapping at 16" on center for ceiling drywall
- All drywall screwed & glued
- Crack-filled, sanded and prepared for painting
- Walls covered by 2 coats of primer (paint by client or others)
- Ceiling paint consists of 1 coat primer & 2 coats flat finish Supreme White

MILLWORK & TRIM

- Flat baseboards, 5 3/4" MDF, white (Supreme Traditional style)
- Flat casings, 3-3/4" MDF, white (Supreme Traditional style)
- Flat headers, 5-1/2" MDF, white, (Supreme Traditional style) above all interior doorways & windows
- Crown mouldings, 4-1/4" MDF (Supreme Traditional style), except closets
- All trim work painted with 2 coats pearl paint
- White wire rack shelving in closets (except melamine in walk-in Pantry's)
- Birch handrails, spindles & newels around stair opening c/w bottom rail

CABINETS & COUNTERTOPS

- Framed kitchen & vanity cabinets, Maple doors and face frame, flat panel doors, "Shaker" Style, c/w concealed hinges
- "Merrit"/beige colored melamine interior finish for all cabinets (except for white cabinets, interior would be white)
- Soft-close doors and drawers
- Adjustable shelves in upper & lower cabinets
- Post-formed laminate kitchen & vanity countertops
- 3" crown moldings above kitchen cabinets
- Cabinet end panel at one end of refrigerator, when applicable
- Extended cabinet over refrigerator (24" deep)

FLOORING

- Fiberfloor® 10 year & 15 year cushioned flooring in kitchen, dining room, bathrooms, and hallways (applied over Meranti plywood and glued)
- 12 mm floating floors in living room & bedrooms

WARRANTY

- 1 year Latent Defect Warranty by Supreme Homes (Materials & Labour)
- 2 year Home Envelope Warranty by Lux Residential Warranty Program
- 8 year Major Structural Warranty by Lux Residential Warranty Program

NOTE: specifications may change without prior notice or obligation



A licenced retailer for Supreme Homes

Call us

902 273 3033

Visit us

219 Highway 12

Chester Basin

Email us

info@goldriverhomes.ca

Like us on Facebook

[@goldriverhomesNS](https://www.facebook.com/goldriverhomesNS)