

# LOOK CLOSE DEEPER

## LOOK CLOSER

Measure twice, cut once. It's not just a carpenter's proverb, it's good advice for evaluating home builders too.

We invite you to spend an afternoon comparing our homes to those of our competitors and see how we measure up.

# SIMPLY BETTER HOMES.

Here's a useful list of just some of the key factors that make our homes different from the rest. Some might call them upgrades. Others, outside of scope. We call them standard.

It's the difference between good and better.

## 5

ELEMENTS OF DESIGN

-  **Inspired by everyday life**
-  **Builder's personal touch**
-  **Process driven**
-  **Unique inclusion**
-  **Noteworthy facts**

*"The details are not the details. They make the design."*

- Charles Eames



## CONSTRUCTION

RAICON OTHERS

-     Each home is certified and sealed by a Building Envelope Engineer (not a requirement for single family construction)
-     Two-stage concrete pour with separate footings and foundation to ensure a dry basement
- High profile roof ridge caps for added durability
- TJI flooring system for a quieter floor
-     Engineered hardwood nailed and glued during installation to minimize squeaks
-     Glued and screwed subfloors to minimize squeaks
- Pre-manufactured interior stair treads for consistency and durability
-     Concrete and polymer anti-fracture membrane installed below basement tiles and master ensuite shower base to minimize cracking
-     Garage floors and driveway reinforced with rebar to minimize settling and cracking

## TIMELESS, ECO-FRIENDLY INTERIORS

- Interior wall paint certified High Performance by Master Paint Institute for longer lasting colour
-     Interior trim paint is Ultra Low VOC, Greenwise® and Master Paint Institute Certified for low environmental impact
-     Custom trusses in vaulted ceiling for added character
-     Ceiling height of 10 ft on main floor
- Ceiling height of 9 ft in basements
-     Fully finished garage/detached garage (insulated, drywalled and painted)



## EXTERIORS

RAICON OTHERS

-     Barbecue quick-connect bib for outdoor gas grilling
-     Two built-in speakers on patio
- Natural stone and cultured stone details
- Wood stained or painted soffits
- Front and rear glass railings

## LUXURY LIVING SPACES

RAICON OTHERS

-     JENN-AIR® kitchen appliances
-     Gas range are 30" and come standard
- High quality quartz countertops
-     Painted kitchen cabinets flush to ceiling
-     All cabinetry with soft-close doors and drawers
- Badger 1/2 HP InSinkErator garburator
-     Pre-wired for kitchen crumb sweeper
-     Concealed hood fan with 600 CFM
- Plumbing fixtures by KOHLER®

## NOTES

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## LUXURY LIVING SPACES

RAICON OTHERS

-     Modern powder room with Kohler® vessel sink and LED mirror
- Kitchen and bathroom undermount sinks
-     All full bathrooms (including basement) equipped with shower bar and adjustable Kohler® showerhead
- Porcelain floor tiles throughout
- 24"x24" Italian porcelain tiles in master ensuite
-     Wall to wall mirror in master ensuite
-     Option for in-floor bathroom heating
- All bathroom lighting fixtures are LED
- Durable quartz countertops

## LUXURY UPGRADES COME STANDARD

-     Two speakers on the main floor
-     Two speakers in the master bedroom
-     USB outlet in island and master bedroom
- Wide plank, brushed oak, engineered wood on main floor
-     Plush 34 oz. 100% nylon Certified-Green-Label carpet with thick 8 lb carpet underpad
- 36" Napoleon gas fireplace
-     Dual body sprays in master ensuite shower
-     Hot water recirculating system throughout home for quicker access to hot water
-     Glass interior railings
-     60 gal. Bradford White gas hot water tank
-     Energy-efficient Carrier® furnace, rated 93% plus