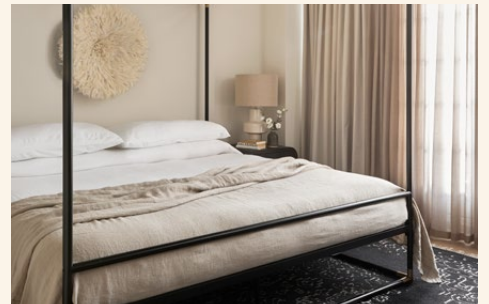


ANGUS GLEN™  
SOUTH VILLAGE

KYLEMORE®  
LIVE. WELLNESS.



## THE KYLEMORE DIFFERENCE

DISCOVER THE LUXURY FEATURES & FINISHES  
IN A KYLEMORE HOME.



# DECADES OF DELIVERING BUILT-IN VALUE

Selecting a home for your family is a significant decision and you want to be confident in that choice. That is why we are showcasing many of the features and finishes included within every Angus Glen South Village residence. With over two decades of crafting luxury homes, we understand the discerning needs of our home buyers. When you compare luxury living by Kylemore, you'll discover what we mean.

LUXURY FEATURES & FINISHES	ANGUS GLEN™ SOUTH VILLAGE
1. Original architecture influenced by the simplicity of farmhouse and transitional styling with highly tailored modern details, premium brick, stone, stucco, siding and unique masonry, as per plan.	✓
2. Steep roof pitches to enhance elevation.	✓
3. Fully sodded front and rear yards with upgraded front yard landscape package, as per plan.	✓
4. Exterior decorative architectural columns, low maintenance railings & pickets, as per plan.	✓
5. Superior engineered wood flooring system including ¾” subfloor. All subfloors to be ¾” tongue and groove and are glued, screwed and sanded.	✓
6. Oak railing, pickets and stairs on staircases in finished areas with complementary stain.	✓
7. Superior 2” x 6” exterior walls for strength and stability with exterior insulated sheathing.	✓
8. Superior maintenance-free vinyl Energy Star Triple Pane Low E casement windows throughout, as per plan. All operating windows have screens, as per plan.	✓
9. For singles: Grand 10-foot main level ceiling, and 9-foot second level ceilings. For townhomes: Grand 9-foot ground and third level ceilings, and 10-foot second level ceilings.	✓
10. Smooth finished ceiling throughout main, second level and third level (if applicable). Plaster moulding in main level hallway and front entry.	✓
11. Pre-finished engineered hardwood flooring throughout ground level and second level ¾” X 4 ¼” from builder standard stained colours, as per plan.	✓
12. Imported ceramic or porcelain tile flooring throughout, as per plan.	✓
13. Black or brushed nickel interior hardware and lever door handles.	✓
14. 8-foot main level and 7-foot second level series 800 doors throughout from builder standard samples, as per plan.	✓
15. Deluxe cabinetry in kitchen including stacked uppers, crown moulding and valance moulding with quartz or granite countertop. Double stainless steel undermount kitchen sink with single lever pullout faucet.	✓
16. Breakfast bar in kitchen with flush counter, as per plan.	✓
17. Butler’s pantry and/or servery. Upgraded lighting over kitchen island and rough-in provided for future valance lighting. All as per plan.	✓
18. Spa-inspired primary ensuite with free standing tub, quartz or granite countertops with undermount sink and frameless glass shower, as per plan.	✓
19. Upgraded pedestal sink with 8” on centre faucet in powder room, as per plan.	✓
20. Water-saving single lever faucets and showerheads. Pressure balance, temperature-controlled shower valves included.	✓
21. 200 AMP electrical service with circuit breakers.	✓
22. Electric car charger plug in garage.	✓
23. Ceiling outlet with builder-supplied upgraded light fixtures installed throughout and 20 interior energy savings LED pot lights and 4 exterior pot lights.	✓
24. Enercare Smarter Home Hub System included with leak sensors, smart home door lock, video doorbell, rough-in security wiring for exterior main level door contacts, interior keypad(s), motion sensors, as per plan and HVAC performance monitoring.	✓
25. Gas BBQ rough-in included, as per plan.	✓
26. Angus Glen Golf Club Family Membership	✓