



# THEORKNEY

**TWO STOREY**

**MAIN FLOOR**

682 sq.ft.

**SECOND FLOOR**

563 sq.ft.

**TOTAL LIVING SPACE**

1,245 sq.ft.



**KIRKLAND HOMES**  
MASTER BUILDER

# Launch Specifications

## Detailed Launch

- STC Custom Cabinets comes with 24" cabinet over fridge
- Full height ceramic tile kitchen backsplash
- Double stainless steel kitchen sink with Moen "Chateau" chrome faucet
- Oval mirrors over pedestal sinks
- Taymor "Infinity" chrome bath hardware
- Weiser "Galiano" satin nickel lever door hardware
- Medicine cabinet in either main or ensuite bath to match cabinets
- One row of ceramic tile around shower or tub/shower with Schluter trim. Minimum 16" border around soaker tubs.
- White Kohler-Sterling 6L high efficiency toilets in all bathrooms.
- ⑤ •Low flow Moen "Chateau" shower heads
- ⑤ •Moen "Chateau" chrome bath fixtures
- 1 prime coat and 2 finished coats of paint in choice of 3 colours (including trim)
- 40 oz. BCF nylon carpet with 7 lb. chip foam underpad to all areas
- Builder's standard ceramic flooring
- Riverside Five Panel Equal Smooth interior doors – no bi-folds.
- Contemporary flat profile 4" baseboard and 2 ½" casings.
- Rubbermaid wire shelving
- Maintenance free vinyl siding, aluminum soffits, eaves and 8" fascia
- Rough-in for three piece bath in the basement
- 3 cable TV, and 3 CAT5E telephone outlets
- Decora designer switches and counter top plugs
- Basement floors and stairs painted

## Quality Launch

- 8" thick foundation walls, reinforced with rebar
- Engineered floor joist system
- ⑤ •2" x 6" framing at 24" on centre
- 23/32" tongue and groove sub floor, glued and screwed
- 3/8" OSB roof sheathing
- ⑤ •Perimeter frost wall full height steel stud framing with R-12 batt insulation
- ⑤ •Expanded foam insulation to cantilevered areas, second floor joist ends and living space floors above garages
- 25 year asphalt shingles
- Party walls finished with 5/8" type X drywall, 1/2" homasote sound barrier board, R12 insulation and 1" air space for an STC rating of 66

## Comfortable Launch

- ⑤ •95% high efficiency furnace with a 10 year parts and 5 year labour warranty
- ⑤ •Power vented high efficient natural gas fired 40 US gallon (50 US gallon with soaker tub where applicable) hot water heater
- ⑤ •Programmable thermostat
- ⑤ •Maintenance free vinyl double-glazed Low-E energy save windows
- ⑤ •Smooth face Insulated fiberglass 6 panel exterior door
- ⑤ •Raised panel steel insulated overhead garage door c/w ½ horse-power operator

## Convenient Launch

- Over-the-Range microwave/hood fan
- ⑤ •Energy Star 21 cu. ft. refrigerator
- Self cleaning slide-in range
- ⑤ •Energy Star 5 level dishwasher
- ⑤ •Energy Star Front Loading Washer
- Moisture Sensor Dryer
- Rough in security system
- Rough in central vacuum system
- Two non-freeze hose bibs
- Two exterior plugs on GFI

Specifications apply to all semi-detached homes built after September 21, 2010. See your New Home Sales Consultant for further details about Kirkland Homes Ltd.'s Launch Specifications.

⑤ Eco-Friendly Features