



FULLY FEATURED SPEC PACKAGE

Special Features:

- Okotoks' First Urban Village located in the heart of Okotoks – a unique, vibrant, growing community nestled in the Sheep River Valley and only ten minutes to Calgary
- 50 residential units within walking distance to shops and restaurants in downtown Okotoks
- Ground floor amenities will include retail shops and coffee shop
- Walking distance to miles of pathways along the scenic Sheep River
- Heated, underground, secured titled parking. Visitor parking available
- Acrylic stucco and brick exterior finishing with landscaped grounds
- Maintenance free balconies and patios

Standard Finishing:

Flooring:

- Ceramic floor tile in entryway, kitchen, bathroom, and laundry room
- Fireplace tile surround to match floor tile
- Shaw Evertouch highest quality N6 BCF Nylon carpet with 10 year warranty in living area and bedroom(s)

Kitchen and Bathroom:

- European ¾" mahogany, wenge or maple wood cabinet doors and drawers
- Kitchen Cabinet Pulls - 128mm Pulls – Richelieu
- Arborite kitchen and bathroom countertops
- Kitchen dual basin, undermount counter seal SS sinks – Active Marble and Tile
- Bathroom Aquatica vessel sink
- Kitchen Faucet Grail High Arc Faucet w/Pull-Down Wand – Delta
- Washroom Faucet Single Handle, Chrome – Danze
- Kitchen backsplash tile 2x2" Hudson – Ceratec with one 3" row of 1x1" glass tile
- Tub and vanity tile 6x6" Hudson – Ceratec
- Shower Faucet Set - Single Handle Tub & Shower Chrome Faucet & Shower Head Set – Danze
- 5' Soaker Tub
- Toilet - Low Water Consumption Windham Series White Toilet – Kohle
- Garburator rough in including switch

Appliances:

- Whirlpool Range/Fridge/Dishwasher –Black
- LG Microwave – Black
- Frigidaire frontload Washer and Dryer

Paint:

- Paint – 3 Coats (1 Prime and 2 finish coats) of eggshell sheen latex – Benjamin Moore - throughout as per the developer's selection board

Doors and Casings:

- Doors - Flat Panel Paint Grade Door, Lever, Satin Nickel Finish - Weiser Lock Welcome Home Series
- Closet Doors - Flat Panel Paint Grade Bi-fold Door, 1 ¼" Ball Knob, Satin Nickel Finish – Canaropa
- Door Numbers 6" Brushed Aluminum Numbers
- Base - 4" Base - Moulding and Millwork
- Case - 3" Case - Moulding and Millwork

Lighting:

- Overhead and vanity lights Russell Lighting
- Track Lights 4 head Track w/3" stem, Satin Nickel – Kendal Lighting
- Glass Pendant – Kendal Lighting

Bathroom Accessories:

- Towel Bar/single robe hook/towel ring/toilet paper holder Polished Chrome, Heritage 8100 Series, Eclipse – Taymor
- Vanity mirrors at 42" in height across the complete width of the vanity backsplash

Wiring:

- Category 5 phone wiring throughout (including service line) with 2-3 locations

Willow Safety and Sound Proofing:

- Secured parkade c/w remote proximity card reader control
- Security System Rough in (wiring only) for motion sensors, doors and windows contacts and panel location in Foyer and Master Bedroom on main floor only
- Main entry security door in vestibule c/w tempered glass

- Security insulated hollow metal doors to all secondary entrances
- Sprinkler system throughout the building and parkade
- Hard wired smoke detectors as per codes and drawings

Storage:

- Climate controlled storage for all residences c/w fire sprinklers

Upgrades:**Upgrade 1 Finishing and Appliances:**

- 1 ¼" Granite countertops
- Kitchen backsplash includes 1x1" glass tile to underside of cabinets
- Vanity tile 6" row of 1x1" glass tile
- Whirlpool Stainless Steel Range, Fridge and Dishwasher
- LG Stainless Steel Microwave

Upgrade 2 Finishing and Appliances:

- Hardwood flooring
- 1 ¼" Granite countertops
- Kitchen backsplash includes 1x1" glass tile to underside of cabinets
- Vanity tile 6" row of 1x1" glass tile
- Vanity mirror frame 4" flat profile to be stained to match vanity millwork
- Accent paint color in bathroom and back wall of bedroom(s)
- Fisher & Paykel Stainless Steel Fridge
- LG Stainless Steel Range, Microwave and Dishwasher with hidden controls
- Insinkerator garburator

Disclaimer – The Developer reserves the right to make necessary modifications and changes to the Willow spec package due to quality and availability issues.