



Nexus

BUILDING FOR THE FUTURE

Construction

- 3/8" pressure treated sheathing below floor system
- 2"x10" floor joists 16" on center - R28 insulation
- 5/8" T&G plywood subfloor
- 2"x10" rafter roof with vaulted ceilings - R40 insulation
- 5/8" T&G plywood roof sheathing
- 2"x6" exterior walls - R21 batt insulation with 6mm vapour barrier
- 1/2" Exterior sheathing
- 2"x4" interior walls
 - Options to upgrade:
 - 2"x4" structural steel exterior and interior walls
 - 2" exterior insulation (R8)
 - Spray-foam insulation for assemblies

Windows and Doors

- 6' Sliding vinyl patio entrance door
- 36" insulated entrance door
- Premium thermoproof double pane windows - Vancouver Island Made
 - Option to upgrade:
 - Triple pane windows

Heating and Cooling

- High-efficiency ductless split heat pump system with built-in air-conditioner
 - Option to upgrade:
 - Multi-unit system for optimal climate control.
- Baseboard heating in bedrooms
- HRV/ERV system
- 40 US gallon electric water heater
 - Options to upgrade:
 - Increase tank size
 - Propane/Natural Gas on-demand water heater

Lighting and Electrical

- Exterior GFCI electrical outlet
- Low-voltage, flush-mounted LED lighting for reduced energy consumption
- Coach light at exterior entrances

- 100 or 200 Amp electrical service (model dependant - size based)
- Smoke and carbon monoxide detector
- Code compliant switches and outlets

Exterior Finish

- Tyvek exterior building wrap
- Painted white wooden or metal fascia
- Asphalt shingle roofing
 - Options to upgrade:
 - Fiberglass shingle
 - Torch on membrane
 - Standing-seam metal
- Corrugated Steel siding, ALIGN composite siding, or LP Smart siding
 - Options to upgrade:
 - Standing-seam metal
 - Chamclad
 - Stained or Burnt wood
- Frost-free exterior hose bib

Interior Decor

- High-quality vinyl plank flooring
 - Options to upgrade:
 - Engineered, Reclaimed, or Sustainable Hardwood
 - Tile
 - In-floor heating
- Vaulted ceilings throughout
- Interior doors by Lynden - Whitman or Aberdeen profile
- Drywall ceilings (5/8" type X)
- Drywall walls (1/2" standard)
 - Option to upgrade:
 - High-grade pine 3/4" shiplap
- Flat panel baseboards - Finger Joint pine (Primed white)
- Flat panel window and door casements - Finger Joint pine (Primed white)

Kitchen and Appliances

- Dual-bowl stainless-steel kitchen sink
- Chrome or Matte Black single lever faucet with pull-out spout
- Custom kitchen cabinets with soft-close hardware - Vancouver Island Made
- High definition laminate countertops
 - Options to upgrade:
 - Quartz
 - Slate
 - Soapstone
 - Butcherblock
- Full appliance package (stainless steel)
 - 24" Dishwasher
 - 24 - 30" Fridge (Model Dependant)

- 24" - 30" Electric range (Model Dependant)
 - Option to upgrade:
 - Propane/Natural gas Range
- Exterior vented Over-the-range/microwave combination (width to match range)
 - Option to upgrade: Exterior vented range hood with light and separate countertop microwave
- 24"- 27" Stacking washer/dryer unit (Model Dependant)

Bathrooms

- Single-sink vanity with High definition laminate countertops
 - Options to upgrade:
 - Quartz countertops
 - Dual sink
- Chrome or Matte Black single lever faucet(s)
- Acrylic 60" Combination bathtub and shower
 - Option to upgrade:
 - Stand-in shower with sliding glass door and fiberglass wall assembly
 - Tiled walls and/or floors
- Chrome or Matte Black tub shower fixtures
- Towel bar and ring
- Single-piece toilet
- Power bath fan on separate switch
- Bar light over vanity
- Vanity mirror