



EXTERIOR FEATURES

- A mix of natural stone & hand formed acrylic stucco exteriors with copper details and long lasting architectural shingles with chimney caps to create that French estate look.
- Stone arches and stucco beam work gives you a cozy inviting feel at every entranceway.
- Elegant iron lighting to match the copper, stone and stucco details.
- Distinctive period styles, Carriage style garage doors accented with decorative black wrought iron hardware to give the appearance of a swing outdoor which combines old-world design with state-of-the-art technology.
- Elegant turrets and stone features creates the individual look for all four different series.
- Unique front entry systems to create that individual feel.
- Private patios, terraces and hidden balconies for all types of relaxing on the water side or off.
- Private dock and boat slips with direct access to the lake.
- Marina maintenance at your finger tips.
- Professionally designed landscape plan with armor rocks, spacious patios, private Zen gardens and multi-zoned sprinkler systems.



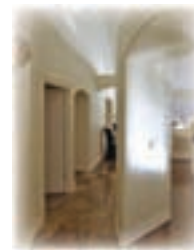
STRUCTURAL FEATURES

- Steel re-enforced foundations spayed inside and out for a dry crack free basement.
- All basements are wrapped with a drainage wrap to ensure dryness throughout.
- Concrete Core slab construction for all horizontally separated units to allow for a noise free, bounce free solid floor system.
- Engineered joists allow for longer spans, crown free floors and a squeak free floor system with solid plywood glued, nailed and screwed to ensure long lasting solidity.
- Energy efficient Thermapan exterior wall panel system with steel studs interior walls allows for endless design features throughout while still far exceeding all Ontario Building Codes standards for a better thermal envelope and indoor quality and giving you a straight, strong and screw-pop free wall system.
- Carriage garage doors made from four layer insulated steel + composite construction baked with a factory applied paint.
- Energy saving treated glass in oversized maintenance free windows, sliding doors and custom french doors.
- Upgraded electrical services and wiring throughout for ample availability of Decora switches and outlets throughout the home.
- State of the art telecommunication wiring.
- Complete security system roughed in.
- A circuit board for your water lines (Manabloc) allows you to isolate the individual tap and hot or cold side of every fixture in the home from one location.
- Plastic water lines allows delivery of instant pressure, low maintenance, corrosion-free long life in your water delivery systems. All plumbing fixtures are acrylic to ensure a long lasting durable finish.
- Individual hot water systems and state of the art high efficient heating and cooling systems with digitally controlled thermostats.
- Low flush dual flush toilets with low flush capacity.
- Vast array of colours to choose from High quality durable Benjamin Moore paints.



INTERIOR FEATURES

- 9' walls with large oversized windows and french doors to marry the outside to the inside.
- Maintenance free terraces with glass rails to capture every sunset.
- Personal elevators to add convenience to your life style (where applicable).
- All units are accommodated with private convenient laundry facilities.
- Luxurious custom cabinetry with imported Granite tops and self sliding hardware.
- Deluxe vaulted ensuite bathrooms with over sized walk in seamless glass showers and custom designed soaker tub surrounds with listellos and ceramic moldings.
- Selection of plumbing fixtures and trim with life time warranties on taps.
- Long lasting Acrylic fixtures by Mirolin for all tubs and shower units.
- Full width and height mirrors above all vanities.
- Large imported porcelain tiles for all wet areas.



INTERIOR FEATURES

- Solid exotic hardwoods in all living spaces with designer berber carpet in bedroom areas.
- Maintenance free zero clearance gas fireplaces with custom mantles and surrounds to match your interior decor.
- Pick your door style from a vast Choice of various paneled doors with premium hardware to match throughout all with the help of your very own personal interior designer.
- Surround them with choices of over sized base boards and casing surrounds with smooth flowing crown moldings and window sills.
- Elaborate crown moldings in living and Master Suite.
- Create your own custom open concept design with our own award-winning in house FLEX DESIGN team with standard features such as: sloped ceilings, rounded walls, barrel arches, custom fireplaces, niches and personalized spaces.



ECO HOME FEATURES

- Eco home features were introduced by Gatta Homes to create a healthy housing concept with energy efficiency and a near net zero target by diligent use of local, recycled, renewable materials and by selecting certain building technologies.

The Mariner Bay Estates location of the specific home series were chosen with sun direction in mind to capture and ensure good passive solar gain.

- All windows are individually designed and built for the direction and exterior conditions in mind.
- Our highly insulated and thermally protected building envelope using ThermaPan exterior wall system is the highest factor in reducing energy waste in any structure.



We ensure using mostly sustainable materials:

- Steel studs are not only stronger and straighter, but have a high content of recycled materials and it reduces the impact that wood framed construction makes on our precious forests.
- Pre-engineered structural products are used to reduce the amount of materials needed for construction.

This creates a 75% diversion from landfills of solid construction waste to recycling into other pre-engineered products. These products are low to zero green home gas emissions creators.

- Low flow shower heads, faucets and toilets combined with the water manifold system and plastic lines assist in reducing cost for water consumption.
- All our homes are solar ready homes.
- Grey water heat recovery systems are installed (where applicable) to capture escaping heat from drain pipes.
- Use of native plant species and rain gardens where permeable foliage allows rain water to dissipate freely to the root systems minimizing constant watering needs and avoids heat islands.



Exclusive Standards