



# Talbot

30' Single Family Home –  
Elevation B

**ARCADIA**  
KANATA

Designed for a corner lot, the Talbot is a bright and spacious home on display. Featuring an abundance of windows on three sides of the home, the Talbot is sun-filled from dawn till dusk.

The following items in the Talbot Model Home are available as additional investments through the Minto Design Centre:

#### Great Room

- Gas fireplace with modern inside framing (discontinued)
- Fireplace mantel not installed
- Ceramic tiles from floor to ceiling
- Engineered brushed oak hardwood flooring
- LED pot lights

#### Kitchen and Breakfast Area

- Flex Plan: Optional Kitchen Layout
- Corian countertop with waterfall feature on island (Corian discontinued)
- Two-toned kitchen cabinets
- Aluminium and glass pantry doors (discontinued)
- Soft-close technology
- Pot and pan drawers
- Microwave shelf relocated in pantry (discontinued)
- Chimney style hood fan
- Designer Selected mosaic backsplash
- Engineered brushed oak hardwood flooring
- LED pot lights

#### Upper Hall

- Engineered brushed oak hardwood flooring
- Insulated LED pot lights

#### Master Bedroom

- Carpet with high density foam underpad
- Insulated LED pot lights

#### Master Bedroom Ensuite

- Designer Selected ceramic flooring
- Designer Selected bathtub ceramic wall with accent tiles
- Quartz countertop
- Insulated LED pot lights

#### Bedrooms

- Carpet with high density foam underpad
- Slab doors on closet in Bedrooms #2 & #3
- Additional non-operable window in Bedroom #3

#### Main Bathroom

- Quartz countertop
- Designer Selected ceramic flooring
- Designer Selected bathtub ceramic wall with accent tiles

#### Laundry Room

- Designer Selected ceramic flooring

#### Basement

- Flex Plan: Finished Basement with Bedroom & Rec. Room (discontinued)
- Laminate flooring in Rec. Room
- Carpet with high density foam underpad in Basement Bedroom and on Lower Stairs
- 3-Piece Bathroom
  - Corian countertop (discontinued)
  - Designer Selected ceramic flooring
  - Designer Selected bathtub ceramic wall
- LED pot lights

#### Powder Room

- Designer Selected ceramic flooring

#### Other Areas

- Designer Selected ceramic flooring in Foyer and Mudroom
- Exterior LED pot lights in soffit

#### Throughout

- Coloured window and exterior door frames
- Stained maple staircase
- Stained maple posts with stainless steel detail
- Stainless steel spindles and supports
- Modern maple handrails
- Moulded classic design style interior doors (discontinued)
- Interior door hardware
- Urban Collection baseboards and casings
- Staircase carpet runner

#### Mechanical

- Power humidifier is now included as standard
- Central air conditioning

The following items are not available through the Minto Design Centre and are displayed for decor purposes only:

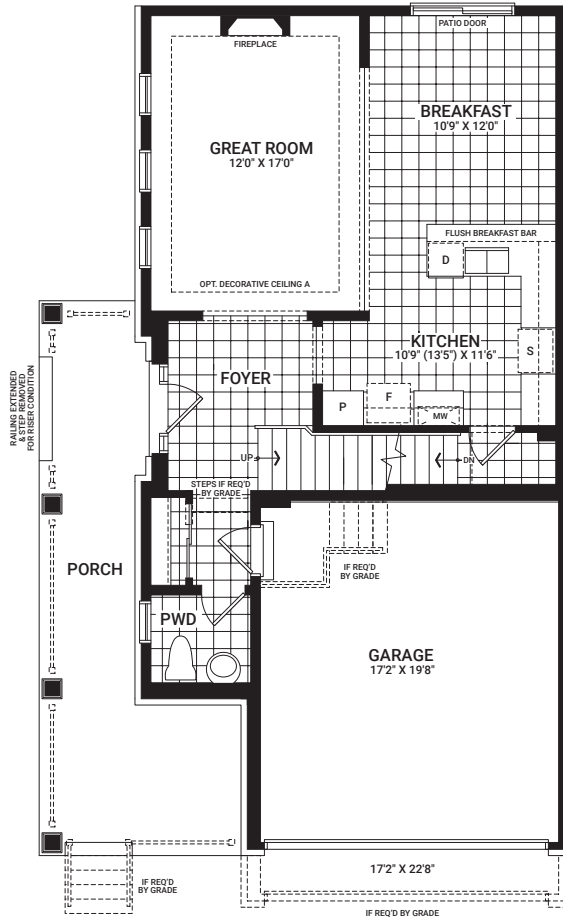
- Decorative light fixtures
- Vanity bar light in Powder Room, Master Bedroom Ensuite, and Main Bathroom
- Custom wallpaper and paint
- Fireplace trim in Great Room
- Cook top and built in wall oven in Kitchen
- Vanity in Main Bathroom
- Stainless hood fan in Kitchen
- Eavestrouthing
- Artwork and decorative mirrors
- Furnishings, accessories and window treatments
- Appliances
- Designer selected plumbing fixtures (consistent)
- Millwork and hardware on linen closet
- Automated lights
- Audio system
- Security system
- Surveillance
- Wi-Fi-enabled upgrade package through Enercare Smarter Homes™

The Minto Design Centre offers the most current features and finishes for our homeowners. Ask your Design Consultant for more information as options are subject to change and some features may no longer be available.

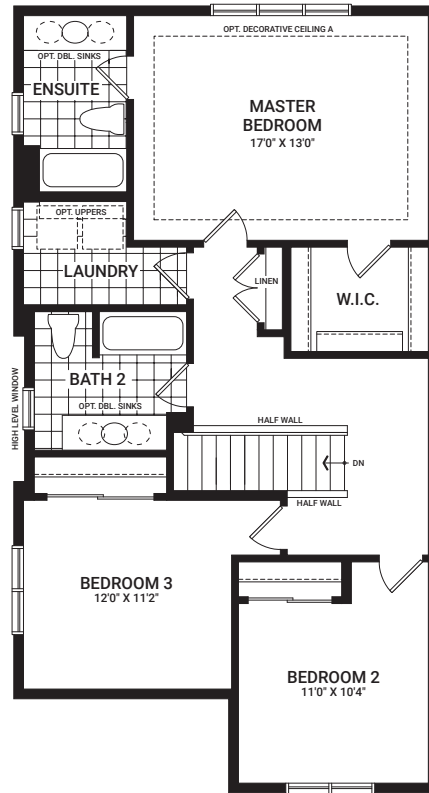
# Talbot

1,820 sq. ft.

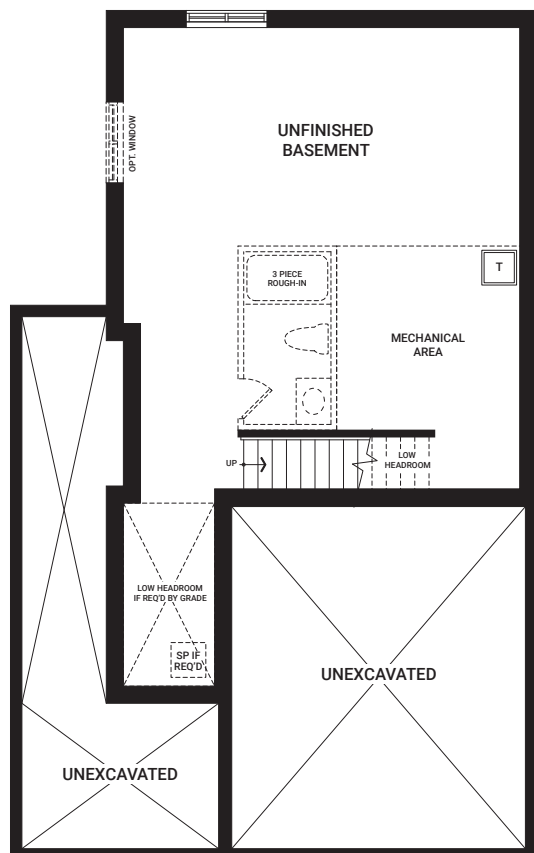
Floorplans vary depending on the phase and location of the community. Visit your Sales Centre for more information on what floorplan specifications are available to purchase in your community.



MAIN FLOOR



SECOND FLOOR  
3 BEDROOM PLAN



BASEMENT

*I'm here to inspire. As you visit this Model Home, please keep in mind that dimensions, features, and finishes have been updated and will vary slightly from what's available for purchase, as we are continually improving our home design and material selection. Talk to a Sales Representative for more information.*