## DREAM 25 Build the cottage of your dreams



- 1. ICF Foundation
- 2. In-floor heat

a. Radiant heat throughout the cottage

- b. Electric heat in bathrooms
- 3. Central vacuum system
- 4. Zoned heating
- 5. Back up generator
- 6. Smart Home Options
  - a. Lighting
  - b. Heating/Cooling
  - c. Cameras



- 7. Built-in speakers
  - a. Different zones inside
  - b. Outside on deck
- 8. Power Blinds
- 9. Custom Mill Work
  - a. Vanities
  - b. Open Shelving
  - c. Mudroom cubbies
  - d. <u>Bar</u>
  - e. Bookshelves
  - f. Built-in living room cabinets
  - g. Crown moulding





10. Custom ceiling/wall details

- a. Ceiling details
  - i. Coffered ceiling
  - ii. Bulkhead with recessed lighting
  - iii. Tongue & groove (painted/stained)
- b. Wall details
  - i. Shiplap
  - ii. Trim accent walls
  - iii. Tiled walls
- c. High ceilings on main floor and/or in basement
- 11. Flooring/tile details
  - a. Herringbone pattern for flooring and/or tileb. Linear drains/linear drains with tile inserts





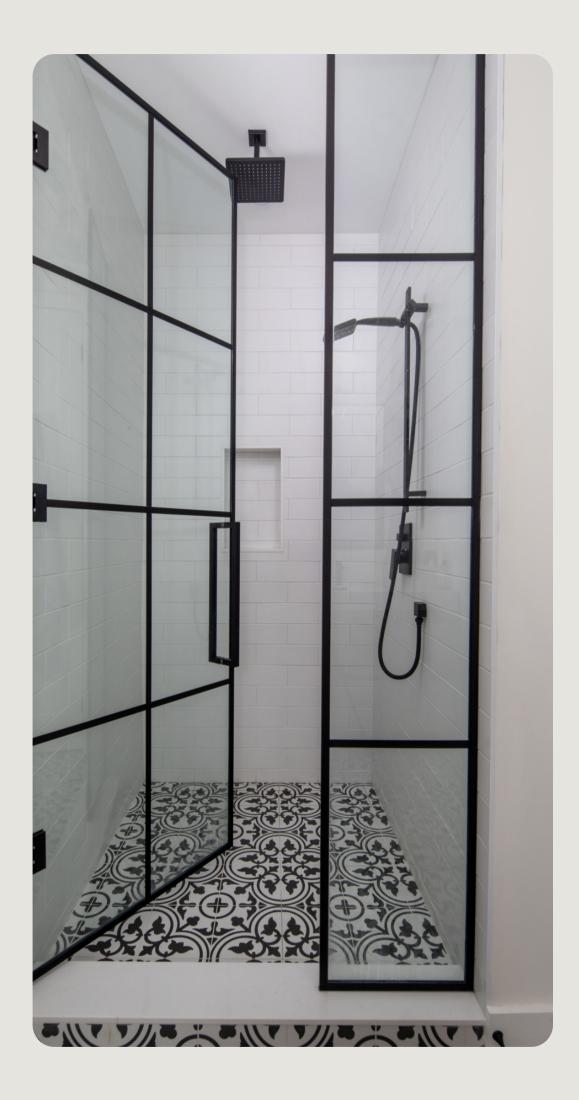


- 12. Custom vent covers
  - a. Aria vent in floor or tile
  - b. Drywall air return vent cover
- 13. Kitchen Upgrades
  - a. <u>Custom storage</u>
  - b. Corner cabinet pull-out
  - c. Waterfall edge countertops
  - d. <u>Under cabinet lighting</u>
  - e. Custom hood vent
  - f. Wine rack and/or bar fridge
  - g. Roll-out shelves & pull-out storage
  - h. Pop-out appliances
  - i. Trach/recycling sorter
  - j. Conducive stovetop built into countertop
  - k. Panel ready appliances



## 14. Custom plugs/outlets

- a. Smart home switches
- b. Custom colours
- c. Custom install options
- 15. Interior trim & door upgrades
  - a. Taller interior doors (8 ft)
  - b. Slab doors in different woods
  - c. Taller baseboards
- 16. Shower Upgrades
  - a. Curbless shower
  - b. Steam shower
  - c. Jets
  - d. Niche
  - e. Lights
  - f. Smart Features



- 17. Dog wash in laundry room
- 18. Sauna
- 19. Hot tub
- 20. Glass railings
- 21. Heated driveway
- 22. Epoxy Garage floor
- 23. Polish concrete patio
- 24. Screened-in porch
- 25. Off the grid options
  - a. Solar Panels
  - b. Geothermal heat



## **BALLANTYNE BUILDS** ABOUT US

Ballantyne Builds draws on three generations of construction expertise when executing your vision. We want your custom cottage to satisfy your every dream, and we know we've got what it takes to make it happen. Our personal, transparent, and elite services create a one-of-a-kind experience that ends in your very own dream cottage.

We cannot wait to meet you.



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