

# FEATURES AND FINISHES

## QUALITY CONSTRUCTION

- Architecturally coordinated exterior finished to provide a pleasant streetscape
- Clay brick exterior with builders stone, canamould, stucco and brick archways, quoined corners. Soldier courses, keystone and other fine masonry details blended together to produce diversified visually attractive elevations (as per plan)
- Fully drywalled garage (except for block walls) taped and primed
- Baked on prefinished, maintenance free aluminum soffits, fascia, eavestrough and downspouts by the same manufacturer to ensure colour match
- **Decks are included where applicable according to grade**
- Walkout conditions will be extra if applicable
- **Walk up Stairs from basement to backyard as per plans**
- Self sealing asphalt roof shingles with limited lifetime warranty (according to manufacturer)
- Steel insulated garage doors with decorative glass windows (as per brochure) and electric **garage door openers with one exterior keypad**
- Reinforced concrete porch and reinforced garage floor
- Precast concrete slab walkways laid from garage to front porch and steps at rear door
- **Three exterior water hose bibs with back flow water preventer, two at rear and one in garage**
- Fully sodded lot
- **Interlock driveway with semi permeable pavers**
- Extra high poured concrete basement walls with heavy duty damp proofing and waterproof wrap anchor bolted to framing
- **Plywood subfloor sanded, glued, nailed and screwed. 3/4" on the 1st floor, 5/8" on the 2nd floor**
- Cold cellar includes: light, window and comes complete with solid door
- Foam gasket under basement wall plate to reduce air infiltration
- 2" x 6" exterior wall construction featuring R-22 Insulation
- Basement exterior or walls upgraded to R-20 insulation full height blanket wrap
- Garage ceilings with living spaces above to have upgraded R-31 insulation
- Attic insulation upgraded to R-50
- Foam insulation around windows and exterior doors
- **Engineered floor joist systems to reduce possibility of squeaking (as per plan)**
- **Approximately 9' foot poured basement wall**
- All homes are Energy Star Certified

## ROUGH-INS PROVIDED

- Rough in 3 piece washroom in basement
- Rough in plumbing and electrical, and space for future dishwasher in kitchen
- Rough in telephone outlets in kitchen, family room/living room, all bedrooms and master ensuite washroom
- Rough in RG-6 coaxial cable in family room, kitchen, family room/living room, all bedrooms (capable for future High Speed Internet and Digital Television)

## DOORS AND WINDOWS

- **Taller steel clad insulated exterior front doors with dead bolt lock and glass inserts**
- Front door grip set - satin finish
- Low E argon with Energy Star label thermopane vinyl casement windows throughout with grills on front elevations
- Large windows through house
- Vinyl patio doors or French doors (as per plans)
- Basement windows to be double thermopane vinyl sliders
- Door from garage to house - self closing (grade permitting)
- All exterior doors and windows caulked using quality mastic caulking

## CLASSIC INTERIORS

- **7" Cornice Moulding in Main Hall, Dining Room and Family Room**
- **Cambridge series (Two Panel) interior doors throughout, 8ft. on 1st floor, 7ft. on 2nd floor** (Except cold cellar)
- All closets in bedroom have wire shelving
- Upgraded interior trim casing and baseboard (4" casing with backbend and 7 1/4" (baseboard)
- Satin finish lever handles and hinges and hardware throughout (hinges will not be painted)
- Stairs from first to second floor and open stairs to basement to be oak finish (natural). Pine basement stairs to be painted (as per plans)
- **Colonial handrail (3" x 1 1/4" width) wrought iron pickets**
- **Archways will be trimmed**

## SPECTACULAR KITCHENS

- Custom quality upgraded kitchen cabinetry with colour coordinated kick plates
- **Granite countertops from builders samples**
- Double stainless steel undermount sink with upgrade single lever faucet with vegetable spray pull-out spout
- Island, pantry and breakfast bar (as per plan)
- **Extended upper kitchen cabinets**

## ELECTRICAL

- **200 AMP electrical service**
- All wiring in accordance with Ontario Hydro standards
- Efficient natural gas fire forced air high efficiency furnace with basement ducts to be sealed for better air distribution. Energy star rated
- **HRV (heat recovery ventilator)**
- **Humidifier**
- **Central Air Conditioning**
- **Programmable thermostat**
- Natural gas fired hot water tank (rental basis), power vented to exterior
- Heavy duty receptacle for stove and gas rough in
- Dedicated electrical outlet for refrigerator
- Counter level outlets in kitchen for small appliances
- Neo-perm gasket electrical boxes on exterior walls
- Compact fluorescent lighting
- Hollywood strip lights in bathrooms, light fixtures in kitchen, halls, dining room and bedrooms
- White decora switches and receptacles throughout
- **Rough-in for gas barbecue and stove**
- Rough in plumbing and electrical for future dishwasher
- Plug in front porch soffit for festive lights
- **2 electrical exterior waterproof plug outlets (front and back of house)**

## SPECIAL FEATURES

- Insulation meets or exceeds full Ontario Building Code requirements for energy conservation
- Electrical outlets in all bathrooms wired to a ground fault interrupted as per electrical code
- Smoke detectors on all floors and in all bedrooms
- Door chime at front entry
- Electrical outlet for door for festive lights
- Carbon monoxide detector on second floor
- Rough-in for security system
- **Complete central vacuum system**
- Steel beam construction
- Exterior railing (where applicable) to be baked on prefinished aluminum
- Decorative columns, half walls, low walls and picture windows as per applicable plan
- Coffered ceilings in family rooms, dining rooms, and master bedrooms (as per plan)
- Archways, half walls, low walls all to be trimmed
- Cathedral and vaulted ceilings (as per plan)
- Gas fireplace with wood mantel and marble surround (as per brochure)
- Ductwork to be professionally cleaned
- **10' main floor ceilings (except bulkhead and low areas)**
- **9' ceilings on second floor (except bulkhead and low areas)**

## UPGRADED FLOORING

- **Upgraded imported ceramic floor tile with marble threshold in front foyer, powder room, kitchen and front hall** (as per plan)
- Upgraded imported ceramic tile in main bathroom and master ensuite
- **Prefinished oak strip flooring 3" x 3/4" flooring on main floor and second floor**

## BEAUTIFUL BATHROOMS AND POWDER ROOMS

- Custom quality crafted vanities in all bathrooms
- Plate glass mirror in all bathrooms and powder rooms
- Quality plumbing fixtures in white
- **One piece toilet in powder room**
- Pedestal sink in powder room in white or freestanding cabinet
- Vanities to have one drawer (if possible)
- Energy Star bathroom fans vented outside
- Privacy locks on all bathroom doors
- Main bathroom to have tub and shower with wall time to ceiling height in enclosures only
- Cement "wonderboard" 36" high in separate shower stall enclosure walls (as per plan)
- Energy efficient water saver shower head, toilet and faucets
- **Luxurious master ensuite, four or five piece (as per plan). Five piece plans to have cornered or oval tub (as per plan) with ceramic tile deck (two rows). Separate shower stall where shown, to have ceramic tile on walls**
- Single lever faucets in all bathroom vanities and powder room
- Upgraded soaker tub in main bath (as per plan)
- Porcelain sinks in all bathrooms with mechanical pop up drain
- Pressure control valves for all showers
- **Frameless glass shower according to plan**
- Shut off valve for each sink and toilet

## PAINTING AND FINISHES

- Interior walls to be primed and painted with two coats (one primer/one finishing) of quality late paint in purchaser's choice of colour (one colour throughout) from vendor's samples. Trim and doors to be painted white
- **All main floor ceilings to have smooth finish**
- **All upper floor ceilings to have smooth finish**

## LAUNDRY AREA

- Cabinet on first floor only
- Single laundry tub with chrome faucet, and dryer vented to outside
- Heavy duty receptacle for dryer and outlet for washer

## BUILDER WARRANTY

- This company is an excellent rated builder with Tarion Warranty Program and offers a complete Customer Service Program as in accordance with the Ontario New Home Warranty Program

## WARRANTY COVERAGE - BUILDER HAS "EXCELLENT" RATING

- 7 years major structural defects
- 2 years - plumbing, heating and electrical systems and building envelope
- 1 year - all other items
- Backed by the Tarion Program for a period of 7 years after closing date

## NOTE

1. Purchaser's choice of interior colour and material (one paint and carpet colour per house) from Vendor's samples if not yet ordered or installed provided colours and material are available from suppliers and Purchaser agrees to select the colour and material within to days of notice by the Vendor, otherwise the Vendor reserves the right to choose the colour and material to complete the swelling and the Purchaser agrees to close the transaction with the Vendor's choice of colour and material.
2. All plans, elevations and specification are subject to modification from time to time by the Vendor according to the Ontario Building Code.
3. Vendor's standard light fixture and door chimes.
4. The Vendor will not allow the Purchaser to do work and/or supply any material to finish the dwelling before the closing date.
5. Purchaser acknowledges the Ontario New Home Warranty Program enrollment fee is based on the sale price herein. Enrollment fee is to be paid by the Purchaser on closing.
6. Purchaser acknowledges the broadloom, furniture, electrical fixtures, drapes, ceramic flooring, wood flooring, upgraded kitchen cabinets, stained floor, staircase and railing, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., may be for display purposes only and may not be of the same grade of type or not necessarily be included in the dwelling unit purchased herein.
7. Purchasers are notified that side door and door garage to house or exterior (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipal requirements.
8. House type and streetscape subject to final approval of the municipality of developer's architect
9. Variations from Vendor's samples may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
10. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, claims and demand for, upon or by reason of the subdivision of which the real property forms a part whether with or without the authorization, express or implied of the Vendor.
11. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance.
12. Laundry room layout and stairs may be altered or eliminated in order to accommodate municipally approved grading and drainage requirements
13. Priority and corner lots have special treatments in accordance with architectural control provisions and purchaser accepts same.
14. Front door vestibule may be lowered to accommodate grading
15. Anything marked optional on the brochures has been priced as an extra. Ask sales representative for details.
16. Laundry rooms may be sunken at Vendor's discretion in order to reduce number of garage steps, due to grading.

INVENTORY HOUSES ARE SOLD "AS BUILT".