

EXCEPTIONAL FEATURES & FINISHES



EXTERIOR

- All exterior colours and materials are architecturally controlled and pre-selected by the Builder.
- Exterior features may include clay brick, stone, soldier coursing, arches, keystones and other complementary details and materials as per the construction plans.
- Aluminum soffit, fascia, eavestrough and downspouts where applicable.
- Aluminum exterior railing as per model type and wood railing on deck at rear if required due to grade condition.
- Windows to be vinyl casement double-glazed low-E on front, rear and side elevations as per plan. Vinyl sliders in lower level. All operable windows to be screened.
- Insulated front entry door, as per Builders Standard package.
- Rear sliding doors with screen or glazed door on main level, as per plan.
- Cold storage room in lower level, as per plan and if site plan permits.
- Insulated door from house to garage with safety door closer, as per model type, if grade permits.
- Sectional roll-up garage door(s).
- Two (2) exterior hose bibs (one in garage and one at rear).
- Exterior lighting as per Builders Standard package.
- Poured concrete lower level. Lower level is unfinished except as may be shown on construction plans.
- Builder will provide base coat, as well as a second coat on driveway apron, the cost of which is included in the Purchase Price. The Purchaser shall pay \$450.00 (plus HST) as an adjustment on closing which is non-refundable for the second coat of asphalt on the lot portion of the driveway. The Builder will not be responsible for repairing any tire marks after the second coat. Purchaser acknowledges and agrees that the second coat may not be completed for up to, but no later than, thirty (30) months after Closing Date.
- Fully sodded lot, except for any driveways, walkways, patios and decks, as per plan.
- Concrete precast slab walkways at front and at rear patio as determined by the Builder having a regard to site conditions, as per plan.
- Certain lots including corner lots may have special exterior treatments not depicted on any brochures and/or sales office, in accordance with architectural control provisions and Purchaser accepts same.

CONSTRUCTION

- Main level ceiling height to be 10' and upper level ceiling height to be 9', except where construction plans indicate otherwise.
- Lower level poured 8'6".
- Gas fireplace and mantel as per Builders Standard package.
- Garage floor and driveway sloped for drainage.
- 2" x 6" exterior wood wall construction, 2"x4" exterior wall for garage.
- Tongue and groove subflooring glued and nailed.
- Based on site conditions, storm sewers may be drained via sump pump as per municipal requirements.

HEATING & INSULATION

- High efficiency gas furnace and HRV system.
- Thermostat centrally located.
- Exterior walls above grade to have R22 insulation.
- Attic to have R31 or R60 in specific areas in accordance to Ontario Building Code.

INTERIOR TRIM

- All drywall applied with screws using a minimum number of nails.
- Interior baseboard to be 5 1/2".
- Interior casing to be 3 1/2".
- All main level archways to be trimmed except curved archways.
- Exterior grip set with deadbolt on main entry door as per Builders Standard package.
- All interior doors in finished areas to have hardware as per Builders Standard package.

STAIRS AND RAILING

- Oak stairs as per plan. If you must access the staircase to the lower level through a doorway such stairs and handrails to be unfinished spruce painted in a colour selected by the Builder.
- Oak interior handrail with oak pickets throughout (excluding stairs to Lower level), as per Builder's standard samples.
- Stair landings to match hardwood floor as per ground floor.

FLOORING

- 3 5/8" by 3/4" strip hardwood floor on main level throughout except tiled areas as per Builder's standard samples. Upper level to be 12 mm coloured laminate except tiled areas.
- 12" x 24" ceramic tiles in kitchen, laundry and all washrooms as per Builder's standard samples.

KITCHEN

- Choice of cabinets from Builder's standard colour samples.
- Granite or Quartz countertop in kitchen as per Builder's standard samples.
- Optional kitchen island with or without flushed breakfast bar, as per plan.
- Kitchen uppers with crown molding and light valence, as per Builders Standard package.
- Dishwasher space provided with rough-in wiring and drains, as per plan (no cabinet supplied).
- Double bowl stainless steel undermount sink with single lever faucet, as per Builder's standard samples.
- Hood fan vented to exterior.
- Shut-off valve to kitchen sink.
- 42' extended kitchen upper cabinets throughout all design.

BATHROOMS

- Choice of cabinets and Granite or Quartz countertops from Builder's standard samples.
- Single lever polished faucets with pop-up drains in all bathroom and powder room sinks.
- 12" x 24" ceramic wall tile for all tub and shower enclosures (not including ceiling) as per Builder's standard samples.
- Toilet and sink to be white.
- Free standing tub in master ensuite, as per Builder's standard samples, as per plan.
- Flat plate mirrors in all bathroom(s) and powder room(s) as per plan.
- Privacy locks on all bathroom and powder room doors.
- Shut-off valves for all bathroom and powder room sinks.
- Exhaust fans vented to exterior in all bathroom(s) and powder room(s).

LAUNDRY

- Heavy duty electrical outlet and exterior vent for dryer. Electrical outlet for washer.
- Laundry area with tub and connections for water and drain for washing machine, as per plan.
- Sink with lower cabinet and laminate countertop.
- Main level laundry room to have 12" x 24" ceramic floor tile, as per plan.

PAINTING

- Walls to be painted one colour from Builders' standard paint colours
- Smooth ceilings throughout

ELECTRICAL

- 200 Amp service labelled with circuit breaker panel to utility authority standards.
- Decora switches and plugs, white.
- Weatherproof Ground Fault Interrupter exterior electrical outlet located at the front and at the rear.
- One electrical outlet and one ceiling electrical outlet in garage for future garage door opener.
- Light fixtures where applicable, as per plan.
- Switch controlled receptacle in living room.
- Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
- Electrical outlet(s) for future small appliances beside all vanities, as per plan.
- Electric door chime at front door.
- Smoke detector(s) installed in all bedrooms and one on every level in main hall as per Ontario Building Code.
- Carbon monoxide detector on all levels where a finished bedroom is located.
- Electrical copper wiring.
- Heavy duty receptacle for stove and rough in gas line, a dedicated electrical for fridge.
- Electrical outlet(s) at counter level for small appliances.
- Pre-wired for cable TV outlet in living room or family room and all bedrooms.
- Pre-wired telephone outlet in kitchen and all bedrooms.
- Rough-in for future central vacuum system.
- Central air conditioning.

ADDITIONAL FEATURES

- Duct Cleaning to be completed by Builder prior to closing (heat runs only).
- Smart home packages are also available as per builder's package.
- Pre-wired for one electric vehicle charging station in garage.

** NOTE: Purchaser acknowledges being advised that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accept this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency.

In an effort to continuously improve its product, the Builder reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Builder.

The Purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a lease or lease to own basis by a supplier designated by the Builder, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier.

The ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings as per plan.

All finishes herein are selected by the Builder from its standard samples. In the event of multiple standard samples for any item herein, The Builder's determination of same is final.

WARRANTY: All homes covered by TARIION WARRANTY CORPORATION for 7-year major structural and 2-year and one (1) year limited warranties.

* Specifications may change without notice. E. & O.E. March 2019