

# FEATURES & FINISHES

## EXTERIOR CONSTRUCTION

- Architecturally distinctive exteriors with wood and genuine clay brick with coordinating colored mortar
- Architecturally controlled and designer selected exterior colors and elevations
- Pre-finished maintenance-free aluminum soffits, fascia, eavestroughs, and down spouts
- Premium sectional roll-up garage doors & heavy-duty rust-resistant springs
- Two exterior water taps, one in the garage and one at the rear
- Asphalt roof shingles with manufacturer's 25-year warranty
- Paved driveway
- Lot to be graded and sodded where designated
- Front door gripset including deadbolt
- Large single insulated front entry door with glass panel
- Reinforced poured concrete porch, where applicable
- Black house numbers set onto exterior walls
- Light fixture at front door, sides of garage, and rear door

## KITCHEN

- Premium cabinetry in a wide range of colours from Vendor's samples
- Colour coordinated kickplates to complement cabinets
- Quartz countertop throughout kitchen from vendor's samples
- Ceramic subway tile backsplash in kitchen included from vendor's samples
- Double bowl undermount stainless steel sink complete with single-lever faucet with pull-out spray
- Two-speed exhaust hood fan over stove area
- Cabinetry opening with rough-in plumbing and electrical, to accommodate the installation of a dishwasher
- Heavy-duty wiring and outlet for stove and dedicated electrical outlet for refrigerator
- Extra Large Island with Breakfast Bar

## INTERIOR DESIGN FEATURES

- 9 foot ground-floor ceiling
- Natural finish solid oak stair treads, with oak veneer risers and stringers on stairs from the ground floor to exposed lower level staircase to basement from vendor's samples
- Elegant, solid oak natural finish handrails and spindles on stairs from the ground to the basement
- All interior trim to be painted with quality semi-gloss finish paint
- Ceilings to be smooth and painted white through the living room, dining area, great room, kitchen, bedrooms and bathrooms
- Interior walls to be painted one color in premium latex quality paint from vendor's samples

## BATHROOM

- 12" x 24" tiles on the bathroom floors, quality tiling in the shower stalls and in the standard tub enclosures
- Towel bar and paper holder in all bathrooms
- Exhaust fan in all bathrooms
- Quality bathroom cabinetry from vendor's standard samples
- Standard cabinet door handles from vendor's samples
- Quartz countertops from vendor's standard samples
- All shower areas, including tub enclosures to have upgraded "Wonderboard" type treatment
- White lavatory sinks, toilets, and bathtubs
- Single level chrome faucets throughout, except on laundry tub
- Standard mirrors above vanities in all bathrooms
- Standard lighting in bathrooms and powder room
- Privacy lock on all bathroom doors

## LAUNDRY

- Single basin laundry tub with faucet
- Hot and cold laundry taps for the washer, and heavy-duty wiring for the dryer
- Exterior exhaust for dryer

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## WINDOWS, DOORS & MILLWORK

- Standard 5-1/2" baseboards
- Architectural style interior doors throughout
- Chrome finish hardware on all interior doors throughout, including hinges
- Low maintenance, energy-efficient casement vinyl thermopane windows, where shown. All operating windows to have screens
- Metal insulated front entry doors with weather-stripping
- A door from garage to house, where grade permitting

## LIGHTING & ELECTRICAL

- Pre-wiring for two telephone and 2 cable TV outlets, location to be determined by vendor
- Primary bedroom and kitchen to each receive one electrical outlet to be determined by vendor
- 100-amp electrical service with heavy-duty copper-wiring and circuit breaker panel
- Standard light fixtures provided throughout finished areas
- Two exterior weatherproof electrical outlets, one at the front and one at the rear with GFI
- Electrical outlet(s) in garage ceiling (one per garage)
- Electronic interconnected smoke and carbon monoxide detectors, as per the Ontario Code
- Electric door chime on the front entry door
- White decora style light switches, outlets, and plates
- Electrical outlet for small appliances with GFI in all bathrooms
- Rough-in for central vacuum system

## SECURITY FEATURES

- High quality locks with deadbolts on all exterior swing doors
- Hinges and striker plates reinforced with extra-long screws on exterior doors
- Additional blocking at all exterior door jambs
- Additional screws at the patio door to help prevent lifting

## ENERGY EFFICIENCY & WATER CONSERVATION

- Natural gas-fired, power exhaust hot water tank to be installed on a rental basis
- High efficiency, forced air, direct vent, natural gas furnace
- Ducting sized to accommodate future installation of central air conditioning
- Exterior frame walls fully insulated to R22, basement foundation walls insulated with R20 insulation
- Entire house sealed with air/vapor barrier to minimize air infiltration and increase energy conservation
- R31 energy-saving spray foam insulation in garage ceiling (with habitable space above) and overhangs
- R60 blown insulation in the attic
- Comprehensive air-seal package on all exterior doors and windows
- Extensive caulking for improved energy conservation and draft prevention
- Low-flow aerators on lavatory faucets
- Low-flow showerheads on all showers
- Water-saving toilets
- All homes feature an HRV System (Heat Recovery Ventilator) distributing fresh air throughout the home

## ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

- Professionally engineered roof trusses
- Professionally engineered t-joint flooring system for increase floor strength
- 5/8" tongue and groove subfloor, subfloors to be glued, joints sanded and refastened with screws before the installation of the flooring finish
- Structurally sound 2" x 6" exterior wall construction
- Basement "wrap" waterproofing system to be installed on the foundation wall, excluding garage walls
- Reinforced concrete garage floor with grade beams
- Meeting Sound Code with Drywall & Insulation Material

## TARION WARRANTY

- One-year warranty supported by Tarion Warranty Corporation's Excellent Service Rating
- Two-year warranty protection on mechanical systems and building envelope
- Seven-year warranty protection on major structural defects