

# *Features and Finishes*

## ARCHITECTURAL FEATURE

Architecturally controlled streetscapes with pleasing exterior colour schemes, styles and elevations.  
Precast concrete and / or stucco window sills, headers and arches, per elevation  
35 year self-sheathing shingles  
Low maintenance aluminum soffits, fascia, downspouts and eaves troughs  
Prefinished aluminum roll-up garage doors with tempered and thermal privacy glazing.  
Designer decorative exterior lights on front and rear facades  
Fully sodded lot, where applicable  
Fully paved driveway consisting of a base and top coat finish  
Luxurious Stone Veneer and Brick Exteriors  
Spacious Decks, where grade permits  
Vinyl Sliding Doors with Screen, per elevation  
Vinyl casement windows, air tight  
All operating windows will be screened  
8' high wood insulated front entry door with accenting glass inserts  
Garage to house entry door, where grade permits  
Front entry doors with brushed silver grip set, and passage and deadbolts used all on side and rear entry doors with matching floor mounted doorstops (except for sliding doors)

## INTERIOR FEATURES

Smooth ceilings throughout  
8 foot wood grain front doors  
Ceiling height of approximately 9' on Main  
Porcelain 12" x 24" tile in Baths and Laundry  
Upgraded casings and millwork - 3" window and door casing, 5" baseboard  
Two tone paint - Semi gloss white shade on casings and millwork and flat high grade paint on the walls in a neutral tone selected from 5 colours in our Design Centre  
Approximately 7' high interior doors throughout  
Stained Oak Stairs to match wood flooring, with buyer's choice of Iron or Wood Pickets  
Smart system Programmable Home Thermostat from NEST  
Rough-in for Security Alarm  
Garage Door Opener  
High efficiency furnace and air conditioning units per suite  
Vented Cold Cellars with interior Light, where applicable  
Spray Foam Insulation over Garage Ceilings  
Single handle faucets in Kitchen & Bathrooms  
Pre-wired for Phone, Cable, Internet in Bedrooms and Main living areas  
Your choice of traditional or contemporary fireplace where plan permits

## FLOORING

Imported 12" x 24" porcelain tile in the foyer, powder room, laundry room and all bathrooms (per plan) selected in our Design Centre  
High style 3 1/8" inch wood plank floor, engineered to be used everywhere in your home, except the bathrooms, laundry room and foyer  
Engineered Floor Joist System

## DESIGNER KITCHEN

High grade, 5-piece panel style Kitchen Cabinetry, with extended uppers

Selection of hardware for cabinets

Custom fit Quartz or Granite countertops with one double basin under mount sink

Custom backsplash - either tile or painted glass

Chrome Riobel Kitchen faucet. A single handle faucet with integrated pull-out spray handle

Deluxe Stainless Steel Appliance Package (Refrigerator, Stove, Microwave and Dishwasher)

## BATHS

High grade, 5-piece panel style Bathroom Vanity Cabinets

Selection of hardware for cabinets

Custom fit Quartz or Granite countertops with under mount sink in first Master Ensuite

Single-hole chrome superior Riobel faucet package in each bath, with mechanical pop up drain.

Frameless Glass Showers with a Light, where applicable

Rain showers in the Master bathroom

Custom wall tile, Floor to ceiling in the bath and shower areas, with accent tile design

Toto toilets

Shut off Valves installed for all Sinks & Toilets

Full, 4-piece bathroom in all finished basements

Vanity to ceiling mirrors in baths

Upgraded light fixtures on mirrors in all baths

## LAUNDRY ROOMS

Full sized Washer & Dryer

Laundry tubs, as per plan

All required plumbing, electrical and venting rough-ins

Modern open shelf storage cabinets above the laundry tub, as plan permits

## COMFORT FEATURES

Control switch located in the interior of the home near the garage to power off the garage door opener for added safety and security

Capped gas line at the outside rear of the home for future barbeque hook up

Complete central vac system in the garage

Smoke and carbon monoxide detectors installed and hard wired as per Building Codes

NEST Smart technology thermostat compatible with your smart phone for energy saving

Door chimes for the front door

Duct work sized for air conditioner installed

Two exterior water taps

Pre-wires for Phone, Cable, Internet in Bedrooms and Main living areas

White Decora Light Switches & Plugs

## LIGHTING ELECTRICAL AND TECHNOLOGY

100 AMP electrical service

15 LED, energy saving pot lights on main floor

One exterior seasonal electrical outlet

European height white Decora plugs and switches throughout, per electrical standard specifications

Ceiling light fixtures in all rooms with the exception of the living room, which will have a switched wall outlet

Weather proof exterior outlets, one at the front of the home and one at the rear of the home

Electrical wall outlets in the garage and an electrical outlet for the garage door and opener

#### SUPERIOR CONSTRUCTION

Approximately 8' poured concrete walls with heavy duty damp proofing, drainage board, weeping tiles and full height blanket insulation

Tongue and groove subfloor to be glued, screwed and sanded

2 X 6 exterior wall construction

Conventional air circulating system

High efficiency gas furnace

Poured concrete porch

Reinforced concrete garage floors and grade beams

Spray foam insulation in the garage ceiling below livable areas as well as all cantilevered box out window areas

Finished basements

#### HOMEOWNER WARRANTY PROTECTION

The Tarion Warranty offers: Seven (7) year protection on all structural defects

Two (2) year protection on mechanicals and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows and doors

One (1) year protection on all workmanship and material defects