



FEATURES & FINISHES

QUALITY CONSTRUCTION FEATURES:

1. Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
2. Self sealing asphalt shingles with a limited lifetime manufacturers warranty as per plan.
3. 2" x 6" wood exterior wall construction, insulated in full conformity with the Ontario Building Code - ceilings to R60 and walls to R22.
4. All engineered sub floor systems to be sanded, glued and fastened with screws.
5. Pre-finished low maintenance aluminum soffits, fascia, eaves troughs and downspouts.
6. Vinyl casement low E thermal pane windows except Basement, as per plan.
7. Low maintenance structural vinyl low E thermal pane basement windows, as per plans.
8. Main entries featuring impressive single metal insulated doors with glass window insert as per plan.
9. Door hardware package to include grip-set and deadbolt lock.
10. Extensive caulking on all openings to outside for improved energy conservation and to minimize drafts.
11. Fully paved driveway.

DISTINCTIVE INTERIORS:

12. 9'0" ceilings on Main Floor and Loft, 7' 6" ceilings to basements, where applicable.
13. Luxury Vinyl Plank Flooring throughout non-tiled areas.
14. Elegant natural finished oak veneer stairs and nosing to finished areas with 15/16" oak pickets, 2 5/8" handrail and 3" posts (as per plan, from builder's standard samples).
15. Painted finish to basement stairs.
16. Purchaser's choice of 13"x13" ceramic floor tile in Main Bathroom, Primary Ensuite, Powder Room, Laundry Room, and Foyer from Builder's standard samples, as per plan.
17. Interior off-white paint on wall and white semi-gloss paint on doors and trim.
18. Easy maintenance smooth ceilings to all finished areas.
19. Sophisticated two-panel smooth style interior doors, except where indicated as sliding doors. Not applicable to exterior doors.
20. Walk-in Closets, as per plan.

21. Striking 4" contemporary style baseboards, painted white throughout with doorstop to tiled floor areas. 21/4" bevel style casing painted white on all doors, windows and flat archways throughout finished areas (as per plan).
22. Brushed nickel interior hardware and lever-style door handles.

DESIGNER KITCHEN:

23. Designer deluxe kitchen cabinets with choice of styles from Builder's standard samples.
24. Purchaser's choice of Quartz countertop, including island from Builder's standard samples.
25. Kitchen islands included, as per plan.
26. Optional flush breakfast bar included, as per plan.
27. Stainless steel, double bowl undermount kitchen sink with single lever pullout faucet.
28. Efficient stainless steel exhaust hood fan vented to exterior over stove area.
29. Space for dishwasher, including plumbing and electrical rough-ins for future installation provided (does not include installation).

LUXURIOUS BATHROOMS:

30. Primary ensuite bathroom shower stall (as per plan) to include, vapour proof pot light and framed glass enclosure with shower door, marble jamb and tile to ceiling of shower enclosure.
31. All Bathroom vanities to have oval shaped under-mount sinks and choice of Quartz countertops, from Builder's standard samples.
32. Shower stalls to have marble jambs, where applicable.
33. Quality 8"x10" ceramic wall tiles in tub and shower enclosures. Tiles up to ceiling height in tub enclosure (where applicable).
34. Choice of Vanity cabinets in Powder Room and all Bathrooms, from Builder's standard samples.
35. Chrome finish single lever faucets with pop-up drains for all vanities, from Builder's standard samples.
36. Privacy locks on all Bathroom doors.
37. Above vanity mirrors included in all Bathrooms, as per plan.
38. Water saving shower heads on all showers with temperature control valves.
39. Light fixtures in all Bathrooms and Powder Room.
40. Shower stalls to be constructed using waterproof lining, as per plan.



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ELECTRICAL & PLUMBING:

41. 100AMP electrical service with circuit breaker panel.
42. Heavy duty 220V electrical outlet for stove and dryer.
43. Two (2) exterior weatherproof electrical outlets, one located at front, and one located at the rear of home.
44. Light fixtures provided throughout finished areas including Foyer, Hallways, Living room, Kitchen, Breakfast Area, and all Bedrooms, as per plan.
45. Single capped ceiling outlet located above kitchen islands for future light fixture.
46. Single capped ceiling outlet, located in Dining Room, complete with separate switch, for future light fixture.
47. White Decora-style switches and receptacles throughout.
48. Bell chime at front door entry door, as per plans.
49. One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety, as per Ontario Building Code.
50. Carbon monoxide detectors, as per Ontario Building Code.
51. Gas fired, forced air high-efficiency natural gas furnace for superior efficiency and comfort, vented to exterior and controlled by an electronic programmable thermostat.
52. Ducting sized for future Air-conditioning.
53. Heat Recovery Ventilator (HRV) for improved indoor air quality.
54. Gas fired Water Heater on Rental.
55. Two (2) electrical outlets in Garage, one (1) located in wall and one (1) located in ceiling for future garage door opener.

LAUNDRY AREA:

56. Convenient fiberglass laundry tub with separate drain (as per plan).
57. Hot and cold laundry connections for washer with heavy duty wiring and venting for dryer.

ROUGH-INS:

58. Central vacuum system rough-in to all finished floors, to be terminated in Garage.
59. One (1) telephone outlet and One (1) cable television outlet.
60. Home Alarm rough-in on Ground Floor.

EXTERIOR DETAILS:

61. Exterior hardware to comprise of exterior lights, house numbers and grip set.
62. Concrete patio slabs at rear walkout, as per plan.
63. Two (2) exterior hose bibs, one (1) located at rear and one (1) located in Garage, complete with interior shut-off valves.
64. Wood deck to rear elevations, as per plan.
65. Entry door from Garage where grade permits, as per plan.
66. Exterior railing, if applicable.
67. Walkout lot conditions shall include a sliding patio door or garden door in basement and larger rear basement windows as per applicable plan, a deck will be installed on main floor level.
68. Lookout lot conditions shall include larger rear basement windows as per applicable plan, a deck will be installed on main floor level.

**All finishes to be chosen are as per plan and shall be chosen from a selection of Vendor's standard samples.