

FEATURES & FINISHES

STANDARD FEATURES

EXTERIOR

- Wrap around porches where applicable, shutters, porticos, roman columns, and cladded Brick, Stone, Vinyl and low maintenance material exteriors as per plans
- All exterior colour schemes are architecturally controlled by Vendor's Architect
- Vinyl casement windows with internal grills as per elevations. All windows include Low E and Argon Gas.
- Exterior patio sliding doors, where applicable
- Self sealing shingles, 30 year manufacturer's Limited Warranty
- Insulated exterior fibreglass front door with weather stripping, dead bolt and glazed transoms or sidelights as per elevations
- Insulated sectional garage door(s) as per plans
- Exterior columns made of low maintenance materials and painted to our designer's specifications
- Roof lines may vary; elevation may change from lot to lot
- Black finish front entry door set, exterior black coach lamps made of low maintenance materials and matching styled house number
- Weiser dead bolt featuring smart key
- Precast patio slab walkway from driveway to porch
- Two exterior water taps with interior shut off valves (specifically located in garage and in rear yard)
- Strategically placed covered porches, where applicable and as per plans
- Lot to be graded and sodded over topsoil
- Aluminum maintenance-free soffit, downspouts, fascia and eavestrough
- One-coat asphalt driveway

INTERIOR

- Approximately 9 foot ceilings on ground floor, approximately 9 foot ceiling on second floor. (except in areas where architectural features or bulkheads cause ceilings to be lowered).
- Smooth ceilings throughout main floor living areas, in kitchen/breakfast area, laundry room and all bathrooms
- Textured ceiling throughout second floor
- All interiors are painted with purchaser's choice of One wall colour per vendor's samples. All interior doors and trim painted in semi-gloss white
- Oak staircase and railing ground to second floor, all in natural finish
- Approximately 4" base board and approximately 2 3/4" door/window casings
- Molded two panel interior doors installed throughout finished areas, as per plans, and per Vendor's samples
- Satin nickel door knob and hinges (unpainted) on all interior doors in finished areas, as per plans
- Privacy locks on all bathrooms and powder rooms
- Prefinished white melamine shelving installed in closets
- Gas Fireplace with marble surround and MDF mantle, as per plans
- Ceramic tiles to foyer, mud room, laundry room and all bathrooms from Vendor's samples as per plan

CONSTRUCTION DETAILS

- Poured concrete foundation walls and front porch, as per plans
- Approximately 5/8" tongue and groove sub-flooring screwed and glued to minimize squeaks
- Exterior 2"x6" stud wall system
- Entry resistant framing on all exterior grade level doors (except sliding door)
- All doors and windows caulked
- All windows sealed with foam to minimize drafts
- Garage floor sloped for drainage
- Waterproofing membrane applied to exterior basement walls
- Drywall applied with screws using minimum number of nails
- All garage interiors are drywalled, (one coat taped and one coat primer)
- Door from garage with safety closer, door provided where grade permits
- Sump pump and discharge to either storm sewer or outside grading as per plans

KITCHEN

- Your choice of stone counter tops, island complete with waterfall edges, as per Vendor's samples
- Your choice of subway ceramic tile backsplash, as per Vendor's samples
- Choice of designer cabinets and latest colors from Vendor's samples
- Extended height upper cabinets
- Deep upper cabinets over fridge
- Fridge gable ends
- Stainless steel undermount sink with satin finish
- Gooseneck faucet with pullout spray
- Shut-off valve to kitchen sink
- Hood fan vented through exterior vent
- Heavy duty receptacle for stove
- Duplex receptacle at counter level for cooking convenience
- Dishwasher space provided, with rough-in for power, water supply and drain

BATHROOMS

- Choice of cabinets and laminate countertop in all bathrooms (excluding powder rooms), from Vendor's samples. Pedestal sink in powder room
- Vanities with full height doors and with bank of drawers in master ensuite bathroom
- Designer single lever faucets in all washrooms
- Mirrors above vanity top as per plans
- Spacious white soaker bathtubs as per plans
- White shower base, full height tiled walls, vapor-proof ceiling light, clear glass shower door as per plans
- Shut-off valves for all washroom and powder room sinks
- Three piece rough-in washroom in basement

FEATURES & FINISHES

FINISHES

- Choice of ceramic tile from Vendor's samples for all front entrances/foyer, breakfast areas, finished laundry and bathroom floors, as per plans
- Choice of subway tiles for backsplash in kitchen, as per Vendor's samples
- Choice of designer wall tiles applied full height in shower and tub/shower, as per Vendor's samples
- Choice of ceramic tile for ensuite soaker tub walls, from vendors samples, where applicable and as per plans
- Choice of quality broadloom carpet, per vendor designer colors and installed to all bedrooms as per plans
- Choice of prefinished hardwood flooring in living room, dining room, kitchen and hallways, from Vendor's samples as per plans

HEATING / COOLING

- Single Detached - Direct vent gas-fired high efficiency forced air furnace
- Townhomes - Heating distributed through high velocity tankless air handler system
- Heat recovery ventilator (HRV) as per the Ontario Building Code (OBC) requirements
- HVAC ducts are sized for future addition of air conditioner
- Programmable thermostat located on main floor
- Rental tankless hot water

ELECTRICAL

- Single Detached - 200 amp service with circuit breaker and panel
- Townhomes - 100 amp service with circuit breaker and panel
- Smoke detectors on every floor and bedroom, directly connected to main power system as per OBC
- Carbon monoxide detector as per OBC
- All electrical receptacles in kitchen counter areas are dedicated circuits
- Door chime
- One electrical outlet located under electrical panel if located in unfinished area
- Electrical outlets in washrooms and powder room include ground fault interrupter
- White Decora style switches and receptacles
- Switch controlled receptacle in living room
- All bedroom receptacles are non-arcing type for added safety
- One ceiling outlet per garage door for future garage door opener
- One outlet per garage space
- One rough in box and conduit from garage to electrical

- panel for future electric charging station. Wire, transformer, plug are not included
- Each home comes equipped with CAT 6 cable to living room
- Switch operated Seasonal electrical outlet in soffit
- Outdoor weather tight outlet located in the front and backyard, where applicable
- Decora style dimmer control in Primary bedroom and Dining Room
- One outlet in 2nd floor closet for future provision of WiFi extension box (not incl.)

LAUNDRY

- Laundry cabinet with plastic tub and faucet, as per plans
- Shut-off valves provided for laundry room sink and washer
- Heavy duty electrical outlet and vent to exterior provided for future dryer
- Outlet for future washer
- Floor drain to second floor laundry room, as per plans

ADDITIONAL FEATURES

- All windows installed with expandable foam to minimize air gaps
- Poured concrete front porch
- Ducts professionally cleaned

GREEN FEATURES

- Water saver faucets, shower heads and toilet tanks
- Programmable thermostat located on main floor
- Built with the use of recycled materials where possible
- All windows double glazed and include Low E and Argon Gas, for increased insulation and UV protection
- The use of materials low in volatile organic compounds (VOC's), where possible
- Energy efficient tankless hot water
- Drain water heat recovery unit to one shower
- LED lighting in all standard interior and exterior light fixtures as per plan
- Energy Recovery Ventilation installed and interlocked with the furnace
- Exposed basement ductwork to be sealed with tape