



Exceptional
Features & Finishes



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QUALITY DESIGN AND CONSTRUCTION FEATURES

- Architecturally controlled exterior elevations, with predetermined materials and colour pallets to provide a visually pleasing streetscape.
- Unique and innovative designs inspired by English Traditional and Contemporary and Modern Farmhouse architecture, utilizing genuine clay brick with detailed accent, siding, decorative trim and panels, ornamental frieze board, and other materials as per elevation.
- ENERGY STAR® low-E vinyl casement thermo-fixed glass windows on Main/Ground and Second floors, as per plan, basement windows excluded.
- Decorative grills on front elevation windows for all lots, as per plan. Corner lots to have decorative grills on applicable elevations as per Architectural Control, basement windows excluded. Transom windows on Main Floor, as per plan (screens on all operational windows).
- Windows and exterior doors fully sealed with high quality caulking.
- Elegant insulated metal exterior Front Entry door with glass sidelites and transom above, all with high quality weather stripping, as per plan.
- Elegant satin nickel hardware package including grip set and dead bolt.
- Oversized 6ft wide superior quality sliding door with screen in Breakfast Area, as per plan.
- Convenient direct access to home from garage where grade and code permits, as per plan.
- Premium sectional roll-up garage doors with decorative windows, as per plan.
- Decorative exterior coach lamps for front door, rear patio doors, and garage, as per plan.
- Poured concrete basement exterior walls, as per plan (excluding garage walls), with heavy duty damp proofing and waterproof membrane to enhance overall water resistance.
- Structural steel post and beam construction.
- Tongue and groove subfloor, glued and screwed to engineered floor joists.
- 2" x 6" wood framing to all exterior walls.
- Engineered roof trusses with plywood sheathing.
- Self-sealing architectural roof shingles with a Manufacturer's Limited Lifetime Warranty from Vendor's pre-determined colour schemes.
- Maintenance-free aluminum soffit, fascia, eavestrough, and downspouts, as per elevation.
- Cast in place concrete front porch steps with precast slab walkways as required. Rear door to have precast steps as required.
- Poured concrete garage floor with grade beams for structural reinforcement.
- Garage is fully drywalled and gas proofed with one coat of tape, prime painted.
- Fully paved asphalt driveway installed in two coats, one year apart.
- Two frost free exterior water taps (one in garage and one at rear of home).
- Professionally sodded lot graded to municipally approved standards.

LUXURY INTERIOR FEATURES

- Finished ceiling heights; 9ft on Main Floor, 8ft on Ground and Second Floor, and 8ft Basement (not including dropped ceiling areas and sunken floors).
- Smooth ceilings on Main Floor as per plan.
- Stippled ceilings with 4" smooth borders on Ground floor and Second floor.
- Oak staircase with oak veneer stringer and riser and solid oak treads in a natural finish throughout finished areas. All basement stairs to be painted spruce.
- All stair landings in finished areas to have pre-finished oak flooring in a natural finish.
- Interior railings in finished areas installed on oak nosing in a natural finish, includes oak newel post and oak railing, and choice of oak pickets, as per plan.
- Upgraded interior trim includes painted 2 3/4" wide casing for all windows and doors, with 4" baseboard throughout finished areas. Decorative shoe mould in all tile and hardwood floor areas (sizes are approximate).
- All interior archways on Main/Ground and Second Floor to be trimmed, as per plan.
- Smooth finish painted 2-panel interior doors 6'-8" tall throughout, from Vendor's standard samples.
- Elegant satin nickel interior door levers installed throughout home.
- Wire shelving in all closets.
- Gas fireplace with decorative painted mantle from Vendor's standard samples, as per plan.

GOURMET KITCHEN FEATURES

- Gourmet Kitchens feature quality cabinetry with tall upper cabinets, deep upper cabinet over fridge with full depth finished gable, lower valance below upper cabinets (lighting not included), optional pantry, one bank of drawers, large island or peninsula with breakfast bar, as per plan from Vendor's standard samples.
- Quartz countertops with extended breakfast counters from Vendor's standard samples.
- Undermount stainless steel sink and high efficiency water-saving polished chrome single lever faucet with pullout spray.
- Heavy-duty receptacle for future stove.
- Electrical outlets for future refrigerator and small appliances, at counter level.
- Rough-in plumbing and electrical for future dishwasher.
- Stainless steel under-cabinet exhaust hood fan with 6" venting to exterior.

LUXURY BATHROOM FEATURES

- Primary ensuite features free-standing Oval soaker tub, with polished chrome hot and cold taps, and spout, double vanity, shower with standard quartz jamb surround and recessed shower light, as per plan, with a framed glass shower door.
- Pedestal sink in powder room as per plan.
- Vanity cabinets from Vendor's standard samples.
- White cultured marble vanity top with integrated sink.
- Mirrors in all bathrooms.
- Choice of decorator ceramic wall tiles from Vendor's standard samples in all tub and shower enclosures.
- Polished chrome tissue dispenser and towel bar in all bathrooms.
- Privacy locks on all bathroom doors.
- High efficiency water-saving single lever polished chrome faucets at all vanities, tubs and showers, as per plan.
- Pressure balanced high efficiency water saving tub and shower controls
- Exhaust fans in all bathrooms.
- Full height water resistant backer board in tub and shower enclosures.

LAUNDRY

- Premium fiberglass laundry sink with chrome faucet in a standard base cabinet with laminate countertop, optional uppers as per plan from Vendor's standard samples.
- Water and drain connections for future washer.
- Heavy-duty receptacle and outside vent for future dryer.

ELECTRICAL

- 100 AMP electrical service with breaker panel and copper wiring throughout.
- Arc-fault receptacles provided as per code.
- One USB charger/duplex receptacle at Kitchen counter and Primary bedroom, location pre-determined by Vendor.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detectors provided as per Ontario Building Code
- Weatherproof electrical outlets, one in porch soffit for seasonal lighting (switched), one in garage and one at the rear door.
- Conduit for future EV charger in garage.
- Electrical outlet(s) provided in garage for future garage door opener/s, and future central vacuum.
- Central Vacuum outlets roughed-in to finished areas, including garage for future central vacuum canister installation. Outlets are concealed with non-operable cover plates.
- All rooms to have a switch-controlled quality ceiling light fixture except for the Living Room, which will receive a switch-controlled wall outlet.
- Energy efficient LED light bulbs in all applicable interior light fixtures.
- White Decora style switches and receptacles throughout.
- Electric door chime at main door entry.
- Personalized appointment with our technology experts to choose your rough-in Cable T.V. and Phone locations (total 5 CAT6/6E), with the option to purchase any custom digital, audio, video home automation and home security products. All cable/wiring for the above to terminate at the hydro panel in the basement.

ENERGY SAVING FEATURES

- High efficiency forced air gas central heating system and Air Conditioning combined with an HRV (Heat Recovery Ventilator) for a complete indoor air quality comfort system.
- Sealed ductwork in basement (as required).
- Energy efficient tankless hot water heater (rental basis as per the lease Agreement).
- Exhaust fans in all bathrooms and laundry room.
- Insulation on all exterior walls achieving an R22 rating.
- Roof insulation: accessible attic space is R60 insulation, non-accessible attic space is R31 insulation.
- Upgraded R40 spray foam insulation above garage and porch ceilings with living areas above.
- Basement insulation wrap: with R20 insulation up to no more than 8 inches above the concrete floor.

PAINTING

- Environmentally friendly low VOC washable flat finish interior paint, one colour throughout, from Vendor's standard sample.
- All trim and doors to be painted white in a semi-gloss finish.

FLOOR COVERINGS

- 5" engineered-composite smart flooring throughout all areas (excluding tiled areas), from Vendor's standard sample in a standard natural finish.
- Quality 12" x 24" ceramic tile as per plan from Vendor's standard samples.

ADDITIONAL QUALITY CONSTRUCTION FEATURES

- Cold cellar, as per plan.
- Optional Rough-in for 3-piece bathroom in basement, as per plan.
- All subfloor seams are sanded and screwed prior to finished floor installation.
- Deck lots (where applicable) to receive a pressure treated wood deck approximately 8ft x 4ft with steps to grade.
- Lookout deck lots (where applicable) to receive a pressure treated wood deck approximately 8ft x 8ft with steps to grade and larger basement windows at rear.
- Walkout basement lots (where applicable) to receive a pressure treated wood deck approximately 8ft x 8ft without steps to grade and larger basement windows and 6 ft. sliding door at rear. Due to grading conditions, some lots may require steps from basement floor to grade.
- Deck sizes are at the discretion of the governing municipal authority having jurisdiction and may be subject to change.
- Exterior porch railings are installed subject to grading requirements, as per plan.
- All ducts professionally cleaned prior to occupancy.
- Copy of Surveyors Real Property report certified by an Ontario Land Surveyor is provided as an adjustment on closing.

TARION WARRANTY COVERAGE

- 7 years: major structural defects.
- 2 years: electrical, plumbing and heating delivery and distribution systems, water penetration and exterior cladding.
- 1 year: workmanship & materials.
- TARION enrollment fee to be paid by the purchaser as an adjustment on closing.

Features and specifications are subject to change without notice as may be required at the Vendor's discretion. E. & O.E. September 1, 2024.

