

# LUXURY FEATURES

## UNIQUE EXTERIORS

- Unique exteriors, featuring clay brick, soldier coursing, architectural stone, aluminum trim, frieze board, metal siding and architecturally controlled materials as per plan.
- All elevations and colour schemes are subject to architectural control to ensure an enhanced streetscape.
- Prefinished maintenance free soffits, fascia, eavestrough and downspouts as per elevation.
- Coloured vinyl thermopane casement windows on all elevations as per plan. Corner units to have special characteristics & features in accordance with architectural control.
- Basement windows to be sliders.
- Lots to be fully graded and sodded.
- Two exterior water taps — one in garage and one at rear of house.
- Sectional garage door with glass panel as per plan.
- Optional access from garage to house as per plan on models where grade permits.
- Concrete patio slab walks to front entry from driveway and concrete patio slabs at rear as per plan.
- Poured concrete garage floor.
- Quality elegant hardware with security deadbolt at front entry.
- Self-sealing quality asphalt roof shingles with Manufacturer's limited warranty.
- Poured concrete foundation walls with damp-proofing and weeping tiles as per plan.
- Exterior light fixtures.
- Metal insulated front entry doors with optional glass inserts as per plan.
- Covered concrete front porch with decorative columns as per plan.
- Glass side lights installed on front entry door as per plan.
- Aluminum exterior railing with glass panels as per plan.

## LUXURY INTERIOR FEATURES

- Optional single or double sided gas fireplace as per plan.
- Quality solid oak handrails and pickets finished in natural color.
- Sprayed stippled ceilings with 4" smooth border in all rooms except kitchen, powder room, bathrooms and laundry room.
- Tray ceiling in master bedroom as per plan.
- Painting includes two quality coats, including primer on all walls.
- One paint colour throughout.
- Sliding vinyl thermopane glass patio door with screen to rear backyard as per plan.
- 800 Series interior doors with satin nickel style hardware.
- Colonial baseboard and casing for doors and windows.
- Professional engineered floor joists.
- Ceiling Height:  
Basement - 8' / Ground Floor - 9' / Second Floor - 9'

## ENERGY EFFICIENT FEATURES

- Gas fired hot water system on rental basis. Location to be determined based on mechanical design and requirements.
- Windows and doors sealed with quality exterior caulking.
- Screens on all opening windows.
- Ducting sized for future central air conditioning, as required.
- Professionally engineered roof trusses as per plan.
- All electrical wiring in accordance with applicable regulations.
- Direct vent natural gas furnace with electronic ignition as per plan.
- Insulation in full conformity with Ontario Building Code standards.

## KITCHEN AND BATHROOM FEATURES

- Quality designed kitchen cabinets and vanities from Vendor's choice of styles.
- Optional pantries, kitchen islands, serveries and breakfast bars as per plan.
- Double stainless steel sink with single lever washerless faucet.
- Rough-in dishwasher space with plumbing and electrical supply.
- Kitchen exhaust fan ducted to exterior.
- Pedestal sink in powder room as per plan.
- Free standing tub as per plan.
- Privacy locks on all bathroom doors.
- Mirrors in all bathrooms.
- Frameless glass shower door and walls in ensuite bathroom as per plan.
- Low flow water-saving toilets and shower heads.
- Water temperature balancing valves to all separate bathtubs and showers.

- Exhaust fans in all bathrooms.
- Post formed laminate counter tops.
- Bathrooms include single lever faucets as per plan.
- Double sink in 2nd floor washroom as per plan.

## FLOORING FEATURES

- Ceramic floor tile, from Builder's standard samples, in foyer, powder room, kitchen, breakfast area, all bathrooms, laundry, servery and mud room (if applicable) as per plan.
- Quality underpad in all carpeted areas.
- Quality 35 oz. broadloom installed wall to wall as per plan.
- All sub-floor sheathing glued to engineered floor joists, and joints sanded and screwed prior to finished floor installation.

## ELECTRICAL FEATURES

- 200 Amp circuit breaker panel located in basement with copper wiring throughout.
- White Decora electrical switches and receptacles.
- One exterior waterproof electrical outlet, one electrical outlet in garage and one electrical outlet at front porch.
- One smoke detector on every floor.
- 5 telephone rough-in provided in kitchen, master bedroom, great room, and basement as per plan.
- 5 cable television rough-in provided in kitchen, master bedroom, great room, and basement as per plan.
- Hard wired Carbon Monoxide detector interlocked as per Ontario Building Code.
- Electrical light fixtures are installed throughout, including ceiling light fixture in all bedrooms, family room, and chandelier in dining room as per plan.
- Pull light switches in basement.
- Switch-controlled ceiling light receptacle in living room.
- Electrical duplex receptacles protected by ground fault interrupter in all bathrooms and kitchens.
- Rough-in for future central vacuum.
- Rough-in for future security system.

## LAUNDRY AREA FEATURES

- Exterior dryer vent provided.
- Heavy-duty receptacle electrical outlet for dryer and standard electrical outlet for washing machine.
- Single laundry tub as per plan.

## WARRANTY

- Sundance Homes Warranty in accordance with TARION.
- Seven Year Tarion protection program for major structural only.
- All Purchasers' choices are from Builder's standard samples only.
- Purchaser acknowledges that the garage is an unfinished area as per applicable plan and not included in the size of the house.
- House to be finished in a good professional & workmanlike manner.
- Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinetry, floor and wall finishes due to normal production process, dye lot variations, availability or site conditions.
- Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling or enter the premises before closing date.
- House types and streetscapes subject to final Architectural approval of The Township of Bradford West Gwillimbury or Developer's Architectural Control Architects and final siting, and approvals of the Vendor's architect.
- Exterior elevations will be similar to Artist's concept pictures shown, but not necessarily identical.
- Actual floor space may vary from stated floor area.
- Location of furnace, hot water system, structural posts & beams are to be determined by architect and may not be located as shown on the brochure and Purchasers shall be deemed to accept same.
- Room dimensions and window configuration may vary with final construction drawings. All dimensions are approximate.
- Prices, terms, materials, specifications and conditions subject to change without notice.
- The Vendor has the right to substitute materials of equal or better quality. E. & O.E.