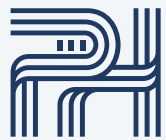


PIERHOUSE

TOWNS AT LAKEVIEW VILLAGE



FEATURES & FINISHES

HIGHER
DESIGN
NO EXTRA
COST



FEATURES & FINISHES

LANDSCAPING

- Sodded lot (front and rear) with decorative concrete slabs walkway to the front porch
- ✓ **Tastefully curated landscaped area at front of home**
- Rear patio area finished with decorative concrete slabs (as per grade condition)
- ✓ **Paved driveway, completed in Two (2) coats for enhanced durability**

EXTERIOR FINISHES

- ✓ **Multi-layer premium architectural shingles with Manufacturers Limited Lifetime Warranty (as per elevation)**
- Exteriors are handsomely clad in brick and EIFS (Stucco) (as per elevation)
- Branthaven selected, architecturally coordinated exterior colour packages (renderings are artist concept and may not reflect actual colour packages)
- Maintenance-free aluminum eaves (as per elevation)
- Double pane, casement-style, architecturally colour coordinated vinyl frame windows, including thermal break and multi-point locking system. One (1) operable window per room (as per plan)
- Approximately 30" wide x 16" high sliding basement windows with coloured frames (as per plan). Rear lane towns will receive approx. 30"x30" basement windows with coloured frames (as per plan) Colour of basement window frames may differ from upper levels
- ✓ **Insulated fiberglass clad front entry door (as per elevation)**
- ✓ **Pin-mounted address numbers (as per elevation)**
- Exterior patio door(s) complete with screen (as per plan)
- ✓ **Insulated steel garage door(s) (as per elevation)**
- Metal insulated interior garage access door complete with door closer (if grade permits)
- Exterior decorative columns feature a low-maintenance composite or fiberglass finish, painted or stained (as per elevation)
- Architecturally coordinated exterior wall sconce (as per plan)
- Maintenance-free porch railings (as per plan, as per grade condition)
- Exterior of foundation walls below grade

- finished with a spray applied membrane and drainage wrap for leak prevention
- Two (2) exterior hose bibs, One (1) in garage and One (1) at rear of home. Back-to-back townhouses include one (1) hose bib in garage

CEILING HEIGHTS & FLOOR SYSTEMS

- ✓ **Three (3) storey townhomes include approx. 9' ceilings on the ground floor and second floor and approx. 8' ceilings on third floor, except where drop ceilings and bulkheads are required for mechanical or architectural design purposes**
- Approx. 8' Basement ceilings, except where drop ceilings or bulkheads are required for mechanical or architectural design purposes (exact height subject to grade and construction conditions)
- ✓ **Back-to-back townhouses to include unfinished crawl space / storage area with low head room; not intended to be used as living space**
- All floor sheathing is nailed, screwed and glued
- High-Performance structural engineered floor system (except at landings)

DRYWALL, INSULATION & INTERIOR FINISHES

- R50 attic insulation at sloped roof areas, R31 roof insulation at flat roofs, R20+R5 exterior wall insulation and full height R20 basement insulation (as per plan)
- R31 spray foam insulation to exposed floor above garage
- ✓ **Smooth ceiling finish throughout all finished areas (as per plan)**
- All interior walls are painted with purchaser's choice of two (2) wall paint colours from Branthaven's four (4) exclusive standard samples
- All interior doors and trim are painted Branthaven designer white
- All garage interior walls and ceilings are drywalled, taped two (2) coats and primed

HEATING & COOLING

- ✓ **Professionally sized and installed central air conditioning for optimized performance**
- Professionally sized and installed hydronic air handler with (ECM) electronically

- commutated motor, paired to water heater, provides efficient and quiet operation
- Whole house fresh air exchanger (HRV) heat recovery ventilator interconnected with furnace (simplified installation) efficiently exchanges stale indoor air with fresh outdoor air while recovering heat, promoting superior indoor air quality and energy savings
- Bathrooms and finished Laundry Room include exhaust fans on separate switch
- Recessed dryer exhaust receptacle box in laundry areas to reduce bends and crushing of exhaust hose (Installed on interior walls only where possible)
- ✓ **Intelligent Climate Control: Smart Programmable Thermostat, allowing precise control over heating and cooling while optimizing energy usage for a more efficient and comfortable home environment**

PLUMBING AND BATHROOMS

- MOEN Premium plumbing package to include:
 - Chrome-finish, single handle vanity faucet in powder room and all full bathrooms
 - Chrome-finish, towel bar and paper holder in powder room and all full bathrooms
- ✓ **Vanity cabinet with offset sink and storage drawers in all full bathrooms (Drawers where applicable)**
- ✓ **White quartz solid surface vanity countertop with under mount sink in all full baths**
- Pedestal sink with rectangular wall mount mirror in powder room
- Square edge mirror above vanity in all full bathrooms
- ✓ **Elongated toilet in powder room and all full bathrooms**
- ✓ **Acrylic alcove tub/shower with 4"x12" modern style wall tiles with stacked installation and LED water-resistant pot light on separate switch**
- ✓ **Stand-alone shower in Primary ensuite, complete with framed glass sliding shower door, easy-to-clean acrylic base and 4"x12" modern style wall tiles in stacked installation and LED water resistant pot light on separate switch (as per plan)**
- ✓ **Free standing acrylic soaker tub (as per plan)**
- ✓ **Stainless Steel Shower niche for convenient storage installed in all stand-alone showers**

- All showers have safety-minded, pressure-balanced faucets
- All bathroom sinks are fitted with mechanical pop-up drains
- Recessed washing machine box for water supply connections including water shut off valves and drain hose outlet (where laundry tub is not indicated on plan)
- ✓ **High-efficiency boiler for domestic hot water and heating, with comprehensive service and repair coverage included in structured monthly rental program**
- All plumbing fixtures are fitted with shut-off valves

ELECTRICAL AND TECHNOLOGY

- ✓ **Three (3) finished data communication outlets in location of purchaser's choice**
- ✓ **Electrical receptacles with one (1) integrated USB charging port in main living area**
- ✓ **Wall mounted light fixture above mirror in powder room and all full bathrooms**
- Flush mount ceiling fixtures in all bedrooms
- Arc fault protection for all circuits supplying receptacles, with the exception of those outlined in the Canadian Electrical Code
- Electrical ceiling outlet provided for future installation of garage door opener one (1) outlet per door
- White Décora style switches and receptacles throughout the home
- ✓ **Countdown timers switch on all bathroom fans**
- ✓ **Integrated LED night light outlet, one (1) in upper hall and all full bathrooms**
- Exterior porch soffit receptacle and switch
- ✓ **Smoke alarm hardwired to electrical panel with battery backup and strobe light on each floor and at each bedroom**
- Carbon Monoxide detectors installed near bedrooms
- ✓ **One (1) heat detector installed in the garage, interconnected with homes smoke detector to enhance safety and provide early detection of potential fire hazards**
- All electrical receptacles in kitchen counter areas are on dedicated circuits
- Heavy duty wiring and outlet for stove
- Heavy duty wiring and outlet for dryer
- 100-amp circuit breaker panel installed
- Premium Branthaven interior light fixtures throughout include LED bulbs for energy savings

WOODCRAFTING FEATURES

- Front entry doors, equipped with a satin-nickel finish grip set (as per plan)
- ✓ **Main Stairs include oak treads, oak veneer risers and stringers, oak handrail and pickets finished in purchasers' choice of stain from Branthaven's standard selection. Excludes basement stairs and stairs to crawl space if applicable**
- Oak handrail and approx. 1 5/16" pickets in modern square style
- Solid oak nosing where step down occurs on ground level or where railings are installed
- Trim package includes approx. 2 ¾" and approx. 4" baseboard with 2 panel smooth doors. Casing included on all windows and doors in finished areas
- Baseboard installed throughout the home with floor stop molding at all hard surface areas (as per plan)
- ✓ **Approx. 80" tall Garage to house door (where grade permits), 2 panel smooth finish steel door includes door closer (style and height of door may not match front door or interior doors)**
- Interior doors including closets are installed and hung on fully cased jambs and fully trimmed inside
- Approx. 80" tall interior doors (door height may vary to accommodate drop ceiling areas)
- ✓ **Bedroom and coat closets include free-slide hanging rails and wire shelves. Primary closets will include double free-slide hanging rails and wire shelves (as per plan)**
- ✓ **Finished laundry rooms and laundry closets include sound dampening solid core door(s)**
- Lever-style, satin-nickel finish, interior door hardware with privacy locks on all Bathrooms exterior doors are equipped with security dead bolts

CABINETY FEATURES

- ✓ **Quartz solid surface kitchen countertops from Branthaven's standard selection**
- Quality-crafted kitchen cabinetry with extensive choice of styles from Branthaven's standard selection
- ✓ **Full height kitchen base cabinet doors with bank of drawers for maximum storage**
- ✓ **Approximately 39" tall extended height upper kitchen cabinets**
- ✓ **Approximately 24" deep kitchen pantry as per plan**
- ✓ **Full depth upper cabinet over fridge with four**

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- **(4) tray dividers**
- ✓ **Subway-style ceramic tile kitchen backsplash from Branthaven's standard selection**
- ✓ **One bank of two (2) deep drawers for maximum storage**
- ✓ **In-drawer cutlery organizer**
- Large selection of included cabinetry hardware
- High-quality, imported hinges and drawer tracks
- ✓ **MOEN chrome-finish, high arc kitchen faucet with pull down spray**
- ✓ **30" stainless steel finish kitchen hood fan with LED light vented to the exterior**
- ✓ **Stainless steel undermount double bowl kitchen sink**
- Dishwasher electrical receptacle and rough-in connection for drain and water supply in kitchen

FLOOR FINISHES

- ✓ **Approx. 12"x12" and/or 13"x13" Designer selected ceramic tile as indicated on drawings from Branthaven's standard selection**
- Ceramic floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength
- ✓ **Prefinished oak engineered hardwood (3 ½" x ½") at ground floor, second floor and third floor upper hall excluding tiled areas (as per plan) from Branthaven's standard selection**
- ✓ **Premium 40oz broadloom carpet with choice of one (1) colour per home from Branthaven's standard selection includes 10mm under pad, all third floor bedrooms (as per plan)**