

## LIFESTYLE TOWNHOMES AN ENCORE COLLECTION

# BACK-TO-BACK TOWNHOMES APPLIANCE PACKAGE



### KitchenAid® 22 cu. ft. 36-Inch Width Counter Depth French Door Refrigerator with Interior Dispense

- **ExtendFresh™** Plus Temperature Management System ensures ingredients remain fresh for maximum taste and texture using a sensor-controlled system with a variable-capacity compressor. There is one thermistor in the freezer and one thermistor in the refrigerator.
- Interior Water Dispenser provides easy access to filtered water and is conveniently located for one-hand operation.
- Produce Preserver absorbs ethylene gas emitted by many fruits and vegetables, causing them to over-ripen. By removing ethylene, the produce preserver helps extend freshness.
- Humidity Controlled Crispers provide a dedicated storage option with adjustable humidity levels to keep fresh food in an optimal environment.
- **KitchenAid®** 30-Inch 5-Element Electric Slide-In Convection Range.



### KitchenAid® 30-Inch 5-Element Electric Slide-In Convection Range

- **Even-Heat™** True Convection produces flawless results. The unique bow-tie design and convection fan ensure the inside of the entire oven is heated to and stays at the perfect temperature.
- Steam Rack offers the ability to provide additional moisture to the inside of the oven, enhancing cooking results.
- 6.4 cu. ft. Capacity electric slide-in range provides a large cooking capacity that easily handles multiple dishes at once.
- 5 cooking elements including a warm zone provide five independent cooking surfaces that allow you to do more on your range. It features a triple cooking zone of 6, 9 and 12 inches, one 10" zone and two 6" cooking zones, plus a dedicated warming zone.



### KitchenAid® 39 dBA Dishwasher in PrintShield™ Finish with Third Level Utensil Rack

- 39 dBA provides the quietest cleaning available from **KitchenAid®** Dishwashers, so there's no need to wait to run a wash cycle while entertaining and enjoying meals, even in open-concept kitchens.
- Third Level Utensil Rack provides additional space for long and flat items like silverware, serving utensils and spatulas.
- **ProWash™** Cycle uses sensors to measure soil levels throughout the cycle and adapts wash time and water temperature as needed for tough messes or lighter loads.
- **PrintShield™** Finish Resists smudges and fingerprints. The specialized coating for stainless steel is easy to clean with just water and a soft cloth, so you can spend more time cooking and less time cleaning up the kitchen.



### KitchenAid® Aviva 30" Undercabinet Hood Fan

- 600 CFM, 3-speed hood fan.
- 3W LED lighting.
- 2 aluminum superior micro hole filters and stainless steel baffle filters included.
- 6" Round duct transition.



### KitchenAid® 1.6 Cu. Ft. Countertop Microwave with Auto Functions

- Auto Functions provide convenient presets for popular cooking modes, including popcorn, defrost, cook, soften/melt, reheat and keep warm. The microwave will automatically adjust cook time, taking the guesswork out of choosing settings.
- Steam Clean Function uses the power of steam to help loosen cooked-on food without the need for harsh cleaners. After running this cycle, just wipe down the inside of the microwave with a damp cloth.
- 1.6 Cu. Ft. Capacity comfortably fits a variety of dishes from bowls to a 2.25-quart casserole dish.
- Built-In Look with Trim Kit (sold separately) integrates seamlessly with your kitchen for a custom look within a standard cutout. Available in 27" (MTK1527PZ for KMCS522PPS) and 30" (MTK1530PZ for KMCS522PPS) widths, trim kits (sold separately) allow this microwave to fit beautifully above a single wall oven or on its own.

## BACK TO BACK FREEHOLD TOWNHOMES

### DISTINCTIVE EXTERIOR FEATURES:

1. UNIQUE ELEVATIONS UTILIZING STONE, STUCCO & STONE PRECAST SURROUNDS and other ACCENT FEATURES on front elevation with brick on side & rear only as per applicable plans, including signature block on the dwelling containing the name Fernbrook Homes.
2. Maintenance free aluminum soffit, fascia, eavestrough and downspouts.
3. Poured 10" concrete basement walls with heavy-duty damp proofing and waterproof membrane.
4. Fully sodded lot.
5. Steel sectional garage door(s) complete with receptacle for future automatic door opener.
6. One exterior hose bib in the garage.
7. Self-sealing asphalt shingles which includes a 30-YEAR LIMITED TRANSFERABLE MANUFACTURERS WARRANTY OR EQUIVALENT FLAT ROOF.
8. PAVED DRIVEWAYS.
9. All elevations and colour schemes are under STRICT ARCHITECTURAL CONTROL to ensure a truly harmonious streetscape.
10. ELEGANT & SOPHISTICATED, 8' STEEL FRONT ENTRY DOOR(S) with Brushed Chrome package including gripset with deadbolt lock and black coach lamps.
11. All perimeter exterior house walls to be 2" x 6" stud construction.
12. Rough-in central air-conditioning.

### SPECTACULAR INTERIOR FINISHES

13. 9' CEILINGS ON GROUND, MAIN & THIRD FLOOR AND APPROXIMATELY 9' CEILINGS TO BASEMENT, AS PER PLAN.
14. Smooth ceilings throughout finished areas.
15. Choice of three (3) interior quality paint colours from vendor samples. All millwork and doors painted accent white.
16. Stained oak staircases throughout finished areas.
17. Elegant DECORATIVE STEEL SPINDLES & Upgraded Handrails on all OAK STAIRCASES WITH STAIN FINISH.
18. Rough-in CENTRAL VACUUM SYSTEM.
19. COLD STORAGE ROOM as per applicable plans.
20. 5/8" tongue and groove spruce plywood subfloor screwed and glued to engineered floor joists and 3/8" plywood roof sheeting.

### GOURMET KITCHEN FEATURES:

21. "AYA" KITCHENS Custom Design 'Series 2' Kitchen Cabinets. Extended upper cabinets (42") complete with built-in for microwave, upper crown mouldings & lower valance board. Choice of color & door style from Vendor Samples.
22. Two speed hood fan vented (6"-8") to exterior.
23. Granite or quartz kitchen countertops with double undermount stainless steel sink and pullout faucet (from vendor samples).
24. "Aya" Series 2 base inset cabinet in laundry room (as per plan).

### LUXURY BATHROOM FEATURES:

25. "Aya" Series 2 bathroom vanity cabinetry.
26. Marble or quartz counter tops in all bathrooms complete with undermount sinks (from vendor samples).
27. Frameless glass shower in master ensuite complete with glass door and recessed waterproof light fixture (as per plan).
28. All plumbing fixtures to be white.
29. Full width vanity mirror (42" high complete with strip lighting above included in all bathrooms and washrooms.)
30. Cement-board to shower enclosure walls and ceilings.
31. Washerless MOEN OR DELTA faucet(s) in kitchen, all vanities and bathtubs.

### FLOOR FINISH FEATURES:

32. Imported 18"x18" porcelain tiles in kitchen, breakfast, foyer, powder room, main floor laundry, or mudroom and all bathroom walls and floors (from vendor samples).
33. All shower floors include 2"x2" mosaic ceramic tile.
34. 3/4"x3-1/4" NORTHERN SOLID SAWN RED OAK STAINED PRE-FINISHED HARDWOOD FLOORING on ground floor, main floor (except tiled areas) and third floor (from vendor samples).

### WINDOWS, DOORS AND MILLWORK:

35. 8'-0" carrara hollow core doors on ground floor and main floor. 6'-8" carrara hollow core doors in basement and third floor.
36. 4" MDF BASEBOARDS WITH 2-3/4" MDF CASING FROM VENDOR'S SAMPLES.
37. Elegant Lever hardware in Satin Nickel finish with matching hinges (from vendor samples).
38. Stain finish on all oak stairs and nosing to finished areas.
39. Vinyl casement Low-E Argon-Filled Energy-Star certified windows on main & second floor.

### LIGHTING & ELECTRICAL:

40. Standard light fixtures to front and rear door(s) (where applicable) from vendor's samples.
41. Exterior water proof electrical outlets at front porch.
42. Standard light fixtures provided throughout finished areas. Ceiling light fixtures included in all bedrooms from vendor's samples.
43. White coloured decora light switches, plugs and plates.
44. Ground fault interrupter protection for all bathroom(s) and powder room.
45. 100 amp breaker panel complete with copper wiring.

### ENERGY STAR FOR NEW HOMES & CONSTRUCTION FEATURES:

46. DRAINAGE MEMBRANE ON ALL BASEMENT EXTERIOR WALL SURFACES TO ENSURE HYDROSTATIC WATER PROTECTION.
47. WATER EFFICIENT TOILETS.
48. WATER EFFICIENT LAVATORY FAUCETS.
49. 2"x6" EXTERIOR WALLS.
50. R60 SPRAYED FOAM INSULATION IN GARAGE CEILINGS WITH LIVING AREAS ABOVE.
51. ENERGY STAR QUALIFIED (95%) HIGH-EFFICIENCY FURNACE WITH INTERCONNECTED HRV (HEAT RECOVERY VENTILATOR) AND SEALED DUCTWORK IN BASEMENT.
52. ENERGY STAR QUALIFIED WINDOWS AND DOORS WITH LOW-E GLASS AND ARGON-FILLED AIR SPACE.
53. HIGHER VALUE INSULATION (R25) ON EXTERIOR WALLS.
54. FULL HEIGHT BASEMENT INSULATION WITHIN 6" OF CONCRETE FLOOR.
55. ENERGY STAR QUALIFIED THERMOSTAT.
56. ALL DWELLINGS TO BE CONSTRUCTED IN ACCORDANCE TO ENERGY STAR FOR NEW HOMES TECHNICAL SPECIFICATIONS.
57. LED LIGHT BULBS TO ALL APPLICABLE FIXTURES.
58. ENERGY STAR RATED BATHROOM FANS.
59. R60 ATTIC INSULATION.
60. HIGH EFFICIENCY HOT WATER TANK (RENTAL BASIS).
61. ALL WATER FIXTURES INCLUDING FAUCETS AND SHOWERS TO BE HIGH WATER EFFICIENCY.
62. GARAGE INTERIORS TO BE FULLY-DRYWALLED, PRIMED AND GAS-PROOFED.
63. ALL INTERIOR PAINT TO BE CERTIFIED LOW VOC.

### SECURITY FEATURES FOR ADDED FAMILY COMFORT:

64. High quality locks with dead bolts on all exterior swing door(s).
65. Hinges and striker plates reinforced with extra long screws.
66. Additional blocking at all exterior door jambs.

### ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

67. All subfloors will be REFASTENED WITH SCREWS prior to floor finishes.
68. Architecturally predetermined siting and exterior colours.
69. Survey provided on closing.

### TARION NEW HOME WARRANTY PROGRAM COVERAGE

70. 7 years - major structural defects
71. 2 years - plumbing, heating & electrical systems and envelope
72. 1 year - all other items
73. Purchaser agrees to pay the TARION enrollment fee on closing as an adjustment.

## DETACHED\* FREEHOLD TOWNHOMES

### DISTINCTIVE EXTERIOR FEATURES:

1. UNIQUE ELEVATIONS UTILIZING STONE, STUCCO & STONE PRECAST SURROUNDS and other ACCENT FEATURES on front elevation with brick on side & rear only as per applicable plans, including signature block on the dwelling containing the name Fernbrook Homes.
2. Maintenance free aluminum soffit, fascia, eavestrough and downspouts.
3. Poured 10" concrete basement walls with heavy-duty damp proofing and waterproof membrane.
4. Fully sodded lot.
5. Steel sectional garage door(s) complete with receptacle for future automatic door opener.
6. Two exterior hose bibs one at rear and one in the garage.
7. Self-sealing asphalt shingles which includes a 30-YEAR LIMITED TRANSFERABLE MANUFACTURERS WARRANTY.
8. PAVED DRIVEWAYS.
9. All elevations and colour schemes are under STRICT ARCHITECTURAL CONTROL to ensure a truly harmonious streetscape.
10. ELEGANT & SOPHISTICATED, 8' STEEL FRONT ENTRY DOOR(S) with Brushed Chrome package including gripset with deadbolt lock and black coach lamps.
11. All perimeter exterior house walls to be 2" x 6" stud construction.
12. Rough-in central air-conditioning.

### SPECTACULAR INTERIOR FINISHES

13. 9' CEILINGS ON MAIN & SECOND FLOOR AND APPROXIMATELY 9' CEILINGS TO BASEMENT, AS PER PLAN.
14. Smooth ceilings throughout finished areas.
15. Choice of three (3) interior quality paint colours from vendor samples. All millwork and doors painted accent white.
16. Stained oak staircases throughout all levels.
17. Elegant DECORATIVE STEEL SPINDLES & Upgraded Handrails on all OAK STAIRCASES WITH STAIN FINISH.
18. Rough-in CENTRAL VACUUM SYSTEM.
19. COLD STORAGE ROOM as per applicable plans.
20. 5/8" tongue and groove spruce plywood subfloor screwed and glued to engineered floor joists and 3/8" plywood roof sheeting.

### INNOVATIVE LEADING EDGE DESIGN FEATURES

21. Gas Fireplace with multi-cast surround and hearth (as per applicable plan).
22. Square or round decorative columns (as per plan).

### GOURMET KITCHEN FEATURES:

23. "AYA" KITCHENS Custom Design 'Series 4' Kitchen Cabinets. Extended upper cabinets (42") complete with built-in for microwave, upper crown mouldings & lower valance board. Choice of color & door style from Vendor Samples.
24. Two speed hood fan vented (6"-8") to exterior.
25. Granite or quartz kitchen countertops with double undermount stainless steel sink and pullout faucet (from vendor samples).
26. "Aya" Series 2 base inset cabinet in laundry room (as per plan).

### LUXURY BATHROOM FEATURES:

27. "Aya" Series 2 bathroom vanity cabinetry.
28. Marble or quartz counter tops in all bathrooms and laundry rooms complete with undermount sinks (from vendor samples).
29. Free standing tub in owners ensuite bathroom (from vendor samples) as per plan.
30. Frameless glass shower in master ensuite complete with glass door and recessed waterproof light fixture (as per plan).
31. All plumbing fixtures to be white.
32. Full width vanity mirror (42" high complete with strip lighting above included in all bathrooms and washrooms.)
33. Cement-board to shower enclosure walls and ceilings.
34. Washerless MOEN OR DELTA faucet(s) in kitchen, all vanities and bathtubs.

### FLOOR FINISH FEATURES:

35. Imported 24"x24" or 18"x24" porcelain in kitchen, breakfast, foyer, powder room, main floor laundry, or mudroom and all bathroom walls and floors (from vendor samples).
36. All shower floors include 2"x2" mosaic ceramic tile.
37. 3/4"x5" SOLID SAWN STAINED PRE-FINISHED OAK HARDWOOD FLOORING on main floor (except tiled areas) and second floor (from vendor samples).

### WINDOWS, DOORS AND MILLWORK:

38. 800 Series, Classique or Carrara 8'-0" hollow core doors on main floor and 6'-8" high hollow core doors to second floor.
39. 5" MDF BASEBOARDS WITH 3" PINE CASING INCLUDING INTEGRATED BACKBEND.
40. Elegant Lever hardware in Satin Nickel finish with matching hinges (from vendor samples).
41. Stain finish on all oak stairs and nosing to finished areas.
42. Vinyl casement Low-E Argon-Filled Energy-Star certified windows on main & second floor.
43. Steel French patio door(s) as per applicable plans.

### LIGHTING & ELECTRICAL:

44. Standard light fixtures to front and rear door(s) (where applicable) from vendor's samples.
45. Exterior water proof electrical outlets at front porch and rear.
46. Standard light fixtures provided throughout finished areas except in living room and family room. Ceiling light fixtures included in all bedrooms from vendor's samples.
47. Switch-controlled outlet in living room & family room.
48. White coloured decora light switches, plugs and plates.
49. Ground fault interrupter protection for all bathroom(s) and powder room.
50. 100 amp breaker panel complete with copper wiring.

### ENERGY STAR FOR NEW HOMES & CONSTRUCTION FEATURES:

51. DRAINAGE MEMBRANE ON ALL BASEMENT EXTERIOR WALL SURFACES TO ENSURE HYDROSTATIC WATER PROTECTION.
52. WATER EFFICIENT TOILETS.
53. WATER EFFICIENT LAVATORY FAUCETS.
54. 2"x6" EXTERIOR WALLS.
55. R60 SPRAYED FOAM INSULATION IN GARAGE CEILINGS WITH LIVING AREAS ABOVE.
56. ENERGY STAR QUALIFIED (95%) HIGH-EFFICIENCY FURNACE WITH INTERCONNECTED HRV (HEAT RECOVERY VENTILATOR) AND SEALED DUCTWORK IN BASEMENT.
57. ENERGY STAR QUALIFIED WINDOWS AND DOORS WITH LOW-E GLASS AND ARGON-FILLED AIR SPACE.
58. HIGHER VALUE INSULATION (R25) ON EXTERIOR WALLS.
59. FULL HEIGHT BASEMENT INSULATION WITHIN 6" OF CONCRETE FLOOR.
60. ENERGY STAR QUALIFIED THERMOSTAT.
61. ALL DWELLINGS TO BE CONSTRUCTED IN ACCORDANCE TO ENERGY STAR FOR NEW HOMES TECHNICAL SPECIFICATIONS.
62. LED LIGHT BULBS TO ALL APPLICABLE FIXTURES.
63. ENERGY STAR RATED BATHROOM FANS.
64. R60 ATTIC INSULATION.
65. HIGH EFFICIENCY HOT WATER TANK (RENTAL BASIS).
66. ALL WATER FIXTURES INCLUDING FAUCETS AND SHOWERS TO BE HIGH WATER EFFICIENCY.
67. GARAGE INTERIORS TO BE FULLY-DRYWALLED, PRIMED AND GAS-PROOFED.
68. ALL INTERIOR PAINT TO BE CERTIFIED LOW VOC.

### SECURITY FEATURES FOR ADDED FAMILY COMFORT:

69. High quality locks with dead bolts on all exterior swing door(s).
70. Hinges and striker plates reinforced with extra long screws.
71. Additional blocking at all exterior door jambs.

### ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

72. Steel beam construction in basement.
73. All subfloors will be REFASTENED WITH SCREWS prior to floor finishes.
74. Architecturally predetermined siting and exterior colours.
75. Survey provided on closing.

### TARION NEW HOME WARRANTY PROGRAM COVERAGE

76. 7 years - major structural defects
77. 2 years - plumbing, heating & electrical systems and envelope
78. 1 year - all other items
79. Purchaser agrees to pay the TARION enrollment fee on closing as an adjustment.

\*Attached by firewall or by garage only.