

Features & Finishes

Townhouse

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

1. Elegant architectural upgraded exteriors surpassing community architectural guidelines.
2. Genuine clay brick elevations with precast window sills, exquisite brick detailing, soldier coursing and other masonry, stone detailing together with maintenance free modern siding and panels (as per plan).
3. Pre-selected exterior colour package.
4. Molded sectional roll-up garage door with decorative lite inserts (as per plan). Garage door installed with heavy-duty springs and long life rust resistant hardware.
5. Metal insulated slab entry door(s) with glass insert(s) and weather stripping.
6. Energy Star qualified windows and doors with Low-E glass, argon filled space and screened opening windows. Vinyl thermopane sliders, including screens in basements of conventional townhouses only.
7. Self-sealed asphalt shingles with limited lifetime manufacturer's warranty.
8. Energy conserving insulation to all exterior walls and ceilings to meet or surpass Ontario Building Code requirements.
9. 3/8" plywood roof sheathing and 5/8" OSB sheathing for terrace and balcony areas, as per plan. Terrace and balcony areas to receive durable exterior outdoor terrace decking.
10. Pre-finished maintenance free aluminum, soffits, fascia, eavestrough and downspouts.
11. Walkways, precast slabs and steps at front and patio rear area where applicable. The number of steps may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed.
12. One exterior hose bib in garage area and one additional exterior hose bid for traditional townhouses. Builder to determine location.
13. Dead bolts on the main entry door and garage access door where applicable, as per plan.
14. Yard to be sodded.
15. Asphalt driveways (as per Schedule "I").
16. 2" x 6" exterior wall construction for extra rigidity factor.
17. Exterior light fixtures are provided at the front door, balconies, garage overhead door and rear sliding door, as per plan. Location of fixture to be determined by the Builder.
18. Satin nickel finish grip set to main entrance only.
19. Primont municipal address plaque provided.
20. Metal insulated garage access door into home if grade permits.

BASEMENT FEATURES

21. Poured concrete foundation walls and steel beam support as required by plan.
22. Heavy-duty damp proofing on all exterior foundation walls including a drainage layer.

INTERIOR FEATURES

23. Traditional townhouses to have approximately nine (9') foot ceilings on the ground floor and eight (8') foot ceiling heights on the second floor. Urban townhouses to have approximately nine (9') foot ceilings on the ground and second floor and eight (8') foot ceilings on the third floor. These heights exclude any dropped areas due to low headroom, mechanical and structural requirements as per model type.
24. One paint colour throughout.
25. 2-panel "Cambridge Series" approximately 6' 8" tall doors to be painted white. Trim work to be painted white.
26. Interior doors to include satin nickel finish levers.
27. Smooth finish ceilings throughout ground floor for the traditional townhouses and ground and second floor for the urban townhouses. Stipple ceilings (white) with smooth border throughout balance of unit.
28. Modern flat stock trim package including 4" baseboards and 2-1/2" casings, to be painted white.
29. Oak staircase with closed risers and oak veneered stringers and risers throughout finished areas. All referenced oak veneer in natural finish.
30. Oak railings, posts and nosings with 1-5/16" square pickets in natural finish throughout finished areas.

FLOORING FEATURES

31. All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws.
32. Purchaser's selection of luxury vinyl tiles in foyer, powder room, washrooms and laundry/mud room in finished areas, for urban townhouses as per plan, selected from Builder's standard samples.
33. Purchaser's selection of imported ceramic floor tiles (approximately 13" x 13") in foyer, kitchen, breakfast area, powder room, washrooms, laundry area and garage door entry, where permitted, for traditional townhouses, as per plan, selected from Builder's standard samples.
34. Purchaser's selection of quality broadloom throughout all non-tiled areas of second floor of traditional townhouses and third floor of urban townhouses, selected from Builder's standard samples with one colour throughout. Broadloom provided with under pad.
35. Luxury natural finish look laminate flooring, throughout all non-tiled areas on the ground floor of traditional townhouses and all non-tiles areas on the ground and second floor of the urban townhouses.

LAUNDRY FEATURES

36. Single white laundry tub set in a white melamine base cabinet with a laminate countertop and chrome two handle faucet. Washing machine hookups and drain provision to be provided (base cabinet is not included when laundry is located in the unfinished basement).
37. Dryer venting and heavy-duty wiring and receptacle for dryer.

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KITCHEN FEATURES

38. Double stainless steel with single lever faucet.
39. Stainless steel finish hood exhaust fan over stove area vented to the exterior.
40. Heavy-duty wiring and receptacle for stove.
41. Rough in, plumbing (space left open in kitchen cabinetry) and electrical wiring, for future dishwasher.
42. Purchaser's selection of premium kitchen cabinets and laminate countertop from, selected from Builder's standard samples.
43. Extended upper cabinets in kitchen (approximately 36" in height).
44. Extended breakfast bar(s), as per plan.

BATHROOM FEATURES

45. White plumbing fixtures in all bathrooms.
46. Chrome faucet for all bathroom, powder room vanities and showers selected from Builder's standard samples. Showers to have pressure balanced and temperature control valves.
47. Primary ensuite to include separate shower with preformed shower base.
48. Deep acrylic tubs throughout, as per plan.
49. Purchaser's selection of premium vanity cabinets and laminate countertops in all bathrooms and powder room, selected from Builder's standard samples.
50. Exhaust fans in all bathrooms.
51. Privacy locks on all bathroom doors.
52. Plate mirrors above vanities in all bathrooms
53. For traditional townhouses Purchaser to have choice of 8" x 10" imported bathroom wall tiles for tub and shower enclosure, selected from Builder's standard samples.
54. For the urban townhouses the tub wall enclosure and shower walls, as per plan, will have a luxury prefinished maintenance free acrylic enclosure.

HEATING/INSULATION FEATURES

55. Forced air handling is high efficiency for traditional townhouses and a high velocity mechanical system for the urban townhouses. Thermostat locations to be determined by the Builder.
56. Standard Air Conditioning to be provided.
57. Water heating equipment (gas) on a rental basis.
58. Thermostat located in a central location on the ground floor for the traditional townhouses and on the main floor of the urban townhouses. Location to be determined by the Builder.
59. Insulation to be as per Ontario Building Code at time of issuance of building permits.
60. Spray foam insulation over garage ceilings, with habitable space above.
61. Complete duct cleaning.

ELECTRICAL FEATURES

62. All homes with 100-amp breaker panel service.
63. LED light bulbs for light fixtures throughout the interior and exterior of the unit.
64. White Decora switches and receptacles throughout the unit.
65. All wiring in accordance with the Ontario Hydro Standards.
66. Standard light fixtures throughout, locations to be determined by the Builder.
67. Smoke detectors with built in carbon monoxide detector as per Ontario Building code.
68. One exterior receptacle in garage wall area and one at all front and rear exterior door(s), locations to be determined by Builder.
69. One ceiling mounted electrical outlet in the garage for each overhead garage door.

FUTURA FEATURES

70. One electrical outlet is located in the kitchen and each bedroom to be equipped with built in USB/USBC outlet. Location to be determined by the Builder.
71. Exterior front door light fixture to be motion activated.
72. Smart Thermostat to be provided, location to be determined by the Builder. *
73. Electrical doorbell located at the front door integrated with a camera. *
74. Conduit rough in for future electrical vehicle. Location to be determined by the Builder.

BUILDER'S WARRANTY/COVERAGE

75. Primont is backed by the Tarion Warranty Corporation and has attained the Customer Service Excellence Rating.
76. Seven (7) years – major structural defects.
77. Two (2) years – plumbing, heating and electrical systems.
78. As per Tarion Warranty Corporation program requirements.

* This feature requires an active wifi system to be functional.