FEATURES & FINISHES

TOWNHOUSE

CORNERSTONE

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 bib 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

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

Interior Features

1. 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.
2. One paint colour throughout.
3. 2-panel "Cambridge Series" approximately 6' 8" tall doors to be painted white. Trim work to be painted white.
4. Interior doors to include satin nickel finish levers.
5. 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.
6. Modern flat stock trim package including 4" baseboards and 2-½" casings, to be painted white.
7. Oak staircase with closed risers and oak veneered stringers and risers throughout finished areas. All referenced oak veneer in natural finish.
8. Oak railings, posts and nosings with 1-5/16" square pickets in natural finish throughout finished areas.

Flooring Features

1. All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws.
2. Purchaser's selection of high performance luxury vinyl (SPC) i) flooring throughout main and ground floor with one colour throughout and ii) tile in the foyer, powder room, washrooms and laundry/mud room in finished areas, all selected from Builder's standard samples.
3. Purchaser's selection of quality broadloom throughout all bedrooms and upper hall of second floor of traditional townhouses and third floor of urban and dual front townhouses, selected from Builder's standard samples with one colour throughout. Broadloom provided with under pad.

All Purchaser's selections from Builder's standard samples. A wide variety of upgrades and options are available. Specifications, terms and conditions are subject to change without notice. The Purchaser acknowledges that the Vendor has the right to substitute materials and finishes of equal or better quality. All sketches are artist's renderings only and do not form part of this Agreement.

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FEATURES & FINISHES

TOWNHOUSE

CORNERSTONE

Laundry Features

1. 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).
2. Dryer venting and heavy-duty wiring and receptacle for dryer.

Kitchen Features

1. Double stainless steel sink with single lever faucet.
2. Stainless steel finish hood exhaust fan over stove area vented to the exterior.
3. Heavy-duty wiring and receptacle for stove.
4. Rough-in, plumbing (space left open in kitchen cabinetry) and electrical wiring, for future dishwasher.
5. Purchaser's selection of premium kitchen cabinets and standard quartz countertop, selected from Builder's standard samples.
6. Extended upper cabinets in kitchen (approximately 36" in height).
7. Extended breakfast bar(s), as per plan.

Bathroom Features

1. White plumbing fixtures in all bathrooms.
2. Chrome faucets for all bathroom, powder room vanities and showers selected from Builder's standard samples. Showers to have pressure balanced control valve.
3. Primary ensuite to include separate shower with preformed shower base.
4. Deep acrylic tubs throughout, as per plan.
5. Purchaser's selection of premium vanity cabinets and laminate countertops in all bathrooms and powder room, selected from Builder's standard samples.
6. Exhaust fans in all bathrooms.
7. Privacy locks on all bathroom doors.
8. Plate mirrors above vanities in all bathrooms.
9. 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.
10. 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

1. 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.
2. Standard air conditioning to be provided.
3. Water heating equipment (gas) on a rental basis.
4. 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.
5. Insulation to be as per Ontario Building Code at time of issuance of building permits.
6. Spray foam insulation over garage ceilings, with habitable space above.
7. Complete duct cleaning.

Electrical Features

1. All homes with 100-amp breaker panel service.
2. LED light bulbs for light fixtures throughout the interior and exterior of the unit.
3. White Decora switches and receptacles throughout the unit.
4. All wiring in accordance with the Ontario Hydro Standards.
5. Standard light fixtures throughout, locations to be determined by the Builder.
6. Smoke detectors with built in carbon monoxide detector as per Ontario Building Code.
7. One exterior receptacle in garage wall area and one at all front and rear exterior door(s), locations to be determined by Builder.
8. One ceiling mounted electrical outlet in the garage for each overhead garage door.

Futura Features

1. One electrical outlet is located in the kitchen and each bedroom to be equipped with built-in USB/USB-C outlet. Location to be determined by the Builder.
2. Exterior front door light fixture to be motion activated.
3. Smart Thermostat to be provided, location to be determined by the Builder. *
4. Electrical doorbell located at the front door integrated with a camera. *
5. Conduit rough-in for future electric vehicle. Location to be determined by the Builder.
6. Designer inspired closet organizer to be installed in the closet on second floor of the urban townhouse and the foyer closet of all other models.

Builder's Warranty/Coverage

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

All Purchaser's selections from Builder's standard samples. A wide variety of upgrades and options are available. Specifications, terms and conditions are subject to change without notice. The Purchaser acknowledges that the Vendor has the right to substitute materials and finishes of equal or better quality. All sketches are artist's renderings only and do not form part of this Agreement.

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FEATURES & FINISHES

DETACHED HOMES

CORNERSTONE

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 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. EnergyStar qualified windows and doors with Low-E glass, argon-filled space and screened opening windows. Vinyl thermopane sliders including screens in basements.
7. Self-sealed asphalt shingles with 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.
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, plus one in garage area. 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 fixture to be provided at front door, 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

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

Interior Features

1. All models to have approximately nine (9') foot ceilings on the ground floor and eight (8') foot ceiling heights on the second floor. These heights exclude any dropped areas due to low headroom, mechanical and structural requirements as per model type.
2. One paint colour throughout from Builder's standard samples.
3. 2-panel "Cambridge Series" approximately 6' 8" tall doors to be painted white. Trim work to be painted white.
4. Interior doors to include satin nickel finish levers.
5. Smooth finish ceilings throughout ground floor. Stipple ceilings (white) with smooth border throughout second floor.
6. Modern flat stock trim package including 4" baseboards and 2-½" casings, to be painted white.
7. Oak staircase with closed risers and oak veneered stringers and risers throughout finished areas. All referenced oak veneer in natural finish.
8. Oak railings, posts and nosings with 1-5/16" square pickets in natural finish throughout finished areas.

Flooring Features

1. All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws.
2. Purchaser's selection of imported ceramic floor tiles (13" x 13") in foyer, kitchen, breakfast area, powder room, washrooms and laundry/mud room in finished areas, as per plan, selected from Builder's standard samples.
3. Purchaser's selection of quality broadloom throughout non-tiled areas of second floor, selected from Builder's standard samples with one colour throughout. Broadloom provided with under pad.
4. 3 ¼" engineered natural oak finished hardwood flooring throughout all non-tiled areas of main floor and stair landing(s).

Laundry Features

1. Single white laundry tub set in a white melamine base cabinet with laminate countertop and chrome two handle faucet as per model type. Washing machine hookups and drain provision to be provided (base cabinet is not included when laundry is located in the unfinished basement and models 27-1 and 33-2).
2. Dryer venting and heavy-duty wiring and receptacle for dryer.

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FEATURES & FINISHES

DETACHED HOMES

CORNERSTONE

Kitchen Features

1. Double stainless steel sink with single lever faucet.
2. Stainless steel finish hood exhaust fan over stove area vented to the exterior.
3. Heavy-duty wiring and receptacle for stove.
4. Rough in, plumbing (space left open in kitchen cabinetry) and electrical wiring, for future dishwasher.
5. Purchaser's selection of premium kitchen cabinets and standard level quartz countertop, selected from Builder's standard samples.
6. Extended upper cabinets in kitchen (approximately 36" in height).
7. Extended breakfast bar(s), as per plan.

Bathroom Features

1. White plumbing fixtures in all bathrooms.
2. Chrome faucet for all bathrooms, powder room vanities, tub and shower enclosures, selected from Builder's standard samples. Showers to have pressure balanced control valve.
3. Primary ensuite to include separate shower with preformed shower base.
4. Deep acrylic tubs throughout, as per plan.
5. Purchaser's selection of premium vanity cabinets and laminate countertops in all bathrooms and powder room, selected from Builder's standard samples.
6. Exhaust fans in all bathrooms.
7. Privacy locks on all bathroom doors.
8. Plate mirrors above vanities in all bathrooms.
9. Purchaser's choice of 8" x 10" imported bathroom wall tiles for tub and shower enclosure, selected from Builder's standard samples.

Heating/Insulation Features

1. Forced air high-efficiency gas furnace.
2. Ductwork sized for future air conditioning.
3. Water heating equipment (gas) on a rental basis.
4. Thermostat located in a central location on the ground floor. Location to be determined by the Builder.
5. Insulation to be as per Ontario Building Code at time of issuance of building permits.
6. Spray foam insulation over garage ceilings with habitable space above.
7. Complete duct cleaning.

Electrical Features

1. All homes with 100-amp breaker panel service.
2. LED light bulbs for light fixtures throughout the interior and exterior of the unit.
3. White Decora switches and receptacles throughout the unit.
4. All wiring in accordance with the Ontario Hydro Standards.
5. Standard light fixtures throughout, locations to be determined by the Builder.
6. Smoke detectors with built-in carbon monoxide detector as per Ontario Building Code.
7. One exterior receptacle in garage wall area and one at all front and rear exterior door(s), locations to be determined by Builder.
8. One ceiling mounted electrical outlet in the garage for each overhead garage door.

Futura Features

1. One electrical outlet is located in the kitchen and each bedroom to be equipped with built-in USB/USB-C outlet. Location to be determined by the Builder.
2. Exterior front door light fixture to be motion activated.
3. Smart Thermostat to be provided. *
4. Electrical doorbell located at the front door integrated with a camera. *
5. Conduit rough-in for future electric vehicle. Location to be determined by the Builder.
6. Designer inspired closet organizer to be installed in the foyer closet of all models.

Builder's Warranty/Coverage

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

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