Sundial HOMES

SundialHomes.com

TRAILS OF
WHITEVALE

Where Markham Meets Pickering

The Exceptional Finishing Appointments

TOWNHOMES

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TOWNHOMES









EXTERIORS

1. Architecturally distinctive exteriors with genuine clay brick, stone, coordinating coloured mortar, and other complementary details and materials, where applicable.
2. Raked masonry joints at front of the house.
3. Architecturally controlled and designer selected exterior colours and elevations.
4. Pre-finished maintenance-free aluminum soffits, fascia, eavestroughs and downspouts.
5. Premium sectional roll-up garage doors with decorative windows, where shown, and heavy-duty rust resistant springs.
6. Two exterior water taps.
7. Limited lifetime architectural asphalt roof shingles.
8. Paved driveway with base coat followed by a top coat at a cost to the purchaser, to be paid on closing as per the Agreement of Purchase and Sale.
9. Lot to be graded and sodded, where designated.
10. Satin nickel finish front door gripsets including dead bolt.
11. Reinforced poured concrete porch, where applicable.
12. Prefinished aluminum railings at front porch, as required.

GOURMET KITCHEN

1. Superior, custom-styled furniture-finished cabinetry with extended height uppers, in a wide range of styles and finishes from Vendor's standard samples.
2. Granite kitchen countertop from Vendor's standard samples.
3. Upgraded deep cabinets over fridge.
4. Two-speed stainless steel exhaust hood fan over stove area with venting to outside.
5. Colour coordinated kickplates to complement cabinets.
6. Double compartment stainless steel undermount sink with chrome finish pullout faucet.
7. Cabinetry opening with rough-in plumbing and electrical, to accommodate the installation of a dishwasher.
8. Heavy-duty wiring and outlet for stove and dedicated electrical outlet for refrigerator.
9. Island with extended breakfast counter, where shown.
10. Kitchen pantry, where shown.

INTERIOR DESIGN FEATURES

1. 9 foot main floor ceiling*.
2. Electric linear fireplace on main floor, where shown.
3. Natural finish solid oak stair treads, with oak veneer risers and stringers on stairs from ground floor to upper floor.
4. Elegant, solid oak natural finish handrails and spindles on stairs from ground to upper floor.
5. Bench in foyer or mudroom with coat hooks above, where shown. (The Forest Collection)
6. Optional in-law suite on ground floor with separate entrance and bathroom. (The Forest Collection)
7. Raised ceiling details, where shown.
8. Stipple sprayed ceiling with smooth borders throughout, excluding kitchen, laundry room and all bathrooms which have a smooth finish.
9. All interior walls to be painted with quality flat finish paint. Trim to be painted with quality semi-gloss finish paint.
10. Quality shelving installed in all closets.

BATHROOMS

1. Ceramic tiles up to and including ceiling in shower stalls, platform and two rows on wall at drop-in tubs, and up to ceiling in standard tub enclosure.
2. Chrome finish towel bar and paper holder in all bathrooms
3. Exhaust fan in all bathrooms.
4. All shower stalls to have engineered stone jambs, where applicable.
5. Custom-styled quality furniture-finished bathroom cabinetry from Vendor's standard samples.
6. Post-formed laminate countertops from Vendor's standard samples.
7. All shower areas, including tub enclosures to have upgraded "Wonderboard" type treatment.
8. White bathroom sinks, toilets, and bathtubs.
9. Single lever faucets throughout, except for drop-in and laundry tubs.
10. Oversized mirrors above vanities in all bathrooms.
11. Strip lighting in bathrooms and powder room.
12. Privacy lock on all bathroom doors.
13. Standard pot light in primary bedroom ensuite shower, where applicable.

LAUNDRY

1. Single basin laundry tub with faucet, where shown.
2. Hot and cold laundry taps for washer, and heavy duty wiring for dryer.
3. Exterior exhaust for dryer.
4. Floor drain in upper floor laundry room, where applicable.

FLOOR FINISHES

1. Prefinished oak hardwood flooring in natural finish on ground and main floor except for designated tile areas.
2. Imported ceramic floor tile, where shown.
3. Metal edge thresholds where ceramic floor tiles join other flooring.
4. Luxury 40 oz. broadloom with quality underpad in all designated carpet areas, where shown.

WINDOWS, DOORS & MILLWORK

1. Upgraded 4" colonial style baseboards throughout, and 2 3/4" trim on all ground, main and upper floor windows, doorways, and squared archways.
2. Colonial style interior doors, except where sliding doors are shown.
3. Satin nickel finish levers on all interior doors throughout, including hinges.
4. Low maintenance, energy-efficient casement vinyl thermopane windows, where shown. All operating windows to have screens.
5. Low maintenance, energy-efficient structural vinyl thermopane basement windows, where shown. All operating windows to have screens.
6. Low maintenance, energy-efficient sliding vinyl patio doors with screen, where shown.
7. Metal insulated front and rear entry door with weather-stripping.
8. Door from garage to house, grade permitting.
9. Decorative glass inserts on front and rear entry doors, where shown.
10. Mirrored sliders for closets, where shown.

LIGHTING & ELECTRICAL

1. Pre-wiring for two (2) telephone and two (2) cable T.V. outlets complete with finished plates. Locations to be determined by Vendor.
2. Primary bedroom and kitchen to each receive one electrical outlet with integrated USB charger.
3. 100 amp electrical service with heavy duty copper wiring and circuit breaker panel.
4. Interior light fixtures provided throughout finished areas except for dining room.
5. Capped ceiling box in dining room.
6. Exterior weatherproof electrical outlets, with GFI.
7. Electronic interconnected smoke and carbon monoxide detectors, as per the Ontario Building Code.
8. Electric door chime at ground floor entry doors.
9. White decora style light switches, outlets, and plates.
10. Electrical outlet for small appliances with GFI in all bathrooms.
11. Rough-in for central vacuum system.

ENERGY EFFICIENCY & WATER CONSERVATION

1. Natural gas-fired, power exhaust hot water tank to be installed on a rental basis.
2. High efficiency, forced air, direct vent, natural gas furnace with smart thermostat, allowing you to connect to Wi-Fi to control the temperature from your phone, tablet or laptop.
3. Ducting sized to accommodate future installation of central air conditioning.
4. Exterior frame walls fully insulated to R22. Basement foundation walls insulated with R20 insulation from above the basement slab. Entire house sealed with air/vapour barrier to minimize air infiltration and increase energy conservation.
5. R31 energy saving spray foam insulation in garage ceiling (with habitable space above) and overhangs.
6. R60 blown insulation in attic.
7. Extensive caulking for improved energy conservation and draft prevention.
8. Low-flow aerators on lavatory faucets.
9. Low-flow showerheads on all showers.
10. Water-saving toilets.
11. All homes feature an HRV System (Heat Recovery Ventilator), distributing fresh air throughout the home.
12. Shut off valves for all sinks and toilets.
13. Voucher for professional duct cleaning, after closing.

SECURITY FEATURES FOR ADDED FAMILY COMFORT

1. High quality locks with dead bolts on all exterior swing doors.
2. Hinges and striker plates reinforced with extra-long screws on exterior doors.
3. Additional blocking at all exterior door jambs.
4. Additional screws at patio door to help prevent lifting.

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

1. Professionally engineered roof trusses.
2. Professionally engineered I-joist flooring system for increased floor strength and rigidity.
3. 5/8" tongue and groove subfloor; subfloors to be glued, joints sanded and refastened with screws prior to the installation of the flooring finish.
4. Structurally sound 2"x 6" exterior wall construction on ground, main and upper floors.
5. Basement "wrap" waterproofing system to be installed on the entire foundation wall, excluding garage walls.
6. Reinforced concrete garage floor with grade beams.

WARRANTY

1. Sundial Homes' one-year warranty supported by Tarion Warranty Corporation's "Excellent Service Rating".
2. Two-year warranty protection on mechanical systems and building envelope.
3. Seven-year warranty protection on major structural defects.

DISCLAIMER

Features and specifications are subject to change without notice as may be required at the Vendor's discretion. *9 foot main floor ceiling except for sunken or raised areas, stairways, or dropped ceilings where required, and subject to reasonable tolerances. The Agreement of Purchase and Sale prevails in the event of conflict or ambiguity. (WS Townhomes) E. & O.E. February 3, 2024.

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EXTERIORS

1. Architecturally distinctive exteriors with genuine clay brick, stone, coordinating coloured mortar, and other complementary details and materials, where applicable.
2. Raked masonry joints at front of the house.
3. Architecturally controlled and designer selected exterior colours and elevations.
4. Pre-finished maintenance-free aluminum soffits, fascia, eavestroughs and downspouts.
5. Premium sectional roll-up garage doors with decorative windows, where shown, and heavy-duty rust resistant springs.
6. Two exterior water taps.
7. Limited lifetime architectural asphalt roof shingles.
8. Paved driveway with base coat followed by a top coat at a cost to the purchaser, to be paid on closing as per the Agreement of Purchase and Sale.
9. Lot to be graded and sodded, where designated.
10. Satin nickel finish front door gripsets including dead bolt.
11. Reinforced poured concrete porch, where applicable.
12. Prefinished aluminum railings at front porch, as required.

GOURMET KITCHEN

1. Superior, custom-styled furniture-finished cabinetry with extended height uppers, in a wide range of styles and finishes from Vendor's standard samples.
2. Granite countertops in kitchen and servery, where shown, from Vendor's standard samples.
3. Upgraded deep cabinets over fridge.
4. Two-speed stainless steel exhaust hood fan over stove area with venting to outside.
5. Colour coordinated kickplates to complement cabinets.
6. Double compartment stainless steel undermount sink with chrome finish pullout faucet.
7. Cabinetry opening with rough-in plumbing and electrical, to accommodate the installation of a dishwasher.
8. Heavy-duty wiring and outlet for stove and dedicated electrical outlet for refrigerator.
9. Island with extended breakfast counter, where shown.
10. Kitchen pantry, servery and buffet niche, where shown.

INTERIOR DESIGN FEATURES

1. 9 foot main floor ceiling*.
2. Electric linear fireplace on ground floor, where shown.
3. Natural finish solid oak stair treads, with oak veneer risers and stringers on stairs from ground floor to second floor. (The Bloom Collection)
4. Natural finish solid oak stair treads, with oak veneer risers and stringers on stairs from basement to second floor. (The Sky Collection)
5. Elegant, solid oak natural finish handrails and spindles on stairs from ground to second floor. (The Bloom Collection)
6. Elegant, solid oak natural finish handrails on stairs from basement second floor, and spindles from ground to second floor. (The Sky Collection)
7. Cathedral, raised, and/or coffered ceiling details, where shown.
8. Stipple sprayed ceiling with smooth borders throughout, excluding kitchen, laundry room and all bathrooms which have a smooth finish.
9. All interior walls to be painted with quality flat finish paint. Trim to be painted with quality semi-gloss finish paint.
10. Quality shelving installed in all closets.

BATHROOMS

1. Ceramic tiles up to and including ceiling in shower stalls, platform and two rows on wall at drop-in tubs, and up to ceiling in standard tub enclosure.
2. Chrome finish towel bar and paper holder in all bathrooms.
3. Exhaust fan in all bathrooms.
4. All shower stalls to have engineered stone jambs, where applicable.
5. Custom-styled quality furniture-finished bathroom cabinetry from Vendor's standard samples.
6. Post-formed laminate countertops from Vendor's standard samples.
7. All shower areas, including tub enclosures to have upgraded "Wonderboard" type treatment.
8. White bathroom sinks, toilets, and bathtubs.
9. Single lever faucets throughout, except for drop-in and laundry tubs.
10. Oversized mirrors above vanities in all bathrooms.
11. Strip lighting in bathrooms and powder room.
12. Privacy lock on all bathroom doors.
13. Standard pot light in primary bedroom ensuite shower, when applicable.
14. Glass shower door in primary bedroom ensuite, where shown.

LAUNDRY

1. Single basin laundry tub with faucet, where shown.
2. Hot and cold laundry taps for washer, and heavy duty wiring for dryer.
3. Exterior exhaust for dryer.
4. Floor drain in upper floor laundry room.

FLOOR FINISHES

1. Prefinished oak hardwood flooring in natural finish on ground floor except for designated tile areas.
2. Imported ceramic floor tile, where shown.
3. Metal edge thresholds where ceramic floor tiles join other flooring.
4. Luxury 40 oz. broadloom with quality underpad in all designated carpet areas, where shown.

WINDOWS, DOORS & MILLWORK

1. Upgraded 4" colonial style baseboards throughout, and 2 3/4" trim on all ground and second floor windows, doorways, and squared archways.
2. Colonial style interior doors, except where sliding doors are shown.
3. Satin nickel finish levers on all interior doors throughout, including hinges.
4. Low maintenance, energy-efficient casement vinyl thermopane windows, where shown. All operating windows to have screens.
5. Low maintenance, energy-efficient structural vinyl thermopane basement windows, where shown. All operating windows to have screens.
6. Low maintenance, energy-efficient sliding vinyl patio doors with screen, where shown.
7. Metal insulated front entry door with weather-stripping.
8. Door from garage to house, grade permitting.
9. Decorative glass inserts on front entry door, where shown.
10. Mirrored sliders at front entry closet, where shown.

LIGHTING & ELECTRICAL

1. Pre-wiring for two (2) telephone and two (2) cable T.V. outlets complete with finished plates. Locations to be determined by Vendor.
2. Primary bedroom and kitchen to each receive one electrical outlet with integrated USB charger.
3. 100 amp electrical service with heavy duty copper wiring and circuit breaker panel.
4. Interior light fixtures provided throughout finished areas except for dining room.
5. Capped ceiling box in dining room.
6. One exterior weatherproof electrical outlet at front, with GFI.
7. Electronic interconnected smoke and carbon monoxide detectors, as per the Ontario Building Code.
8. Electric door chime at front entry door.
9. White decora style light switches, outlets, and plates.
10. Electrical outlet for small appliances with GFI in all bathrooms.
11. Rough-in for central vacuum system.

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1. Natural gas-fired, power exhaust hot water tank to be installed on a rental basis.
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9. Low-flow showerheads on all showers.
10. Water-saving toilets.
11. All homes feature an HRV System (Heat Recovery Ventilator), distributing fresh air throughout the home.
12. Shut off valves for all sinks and toilets.
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SECURITY FEATURES FOR ADDED FAMILY COMFORT

1. High quality locks with dead bolts on all exterior swing doors.
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3. Additional blocking at all exterior door jambs.
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1. Professionally engineered roof trusses.
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3. 5/8" tongue and groove subfloor; subfloors to be glued, joints sanded and refastened with screws prior to the installation of the flooring finish.
4. Structurally sound 2"x 6" exterior wall construction on ground and second floors.
5. Basement "wrap" waterproofing system to be installed on the entire foundation wall, excluding garage walls.
6. Reinforced concrete garage floor with grade beams.

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