ACORN

walnutcreektowns.com

WALNUT CREEK

EAST GWILLIMBURY

The
Features & Finishes

Quality Construction

- Acorn's exterior elevations offer traditional designs with inspired combinations of brick and crafted stone and exterior trim in select locations per elevation. Streetscapes with architecturally controlled exterior colour schemes, elevations, sitings, and materials.
- ENERGY STAR® qualified home, including inspection and certification by an independent third-party evaluator.
- Quality wood-frame construction with an engineered roof system and conventional framing where applicable.
- Self-sealing asphalt roof shingles with manufacturer's limited lifetime warranty.
- Prefinished aluminum soffits, fascia, eavestroughs and downspouts, as per elevation.
- Engineered wood floor system for all upper floors, excluding ground-level and stair landings.
- Poured concrete porch and steps, as per plan, and approved grading.
- All garage interior walls and ceiling are drywalled and primed.
- Insulated sectional overhead garage door, pre-finished steel, complete with decorative glazing, as per the architectural elevation.
- Sodded lots, except for paved areas, walkway slabs and side yards requiring granular stone.
- Paved asphalt driveway.
- Architectural house address numbers, as per elevation.
- Terrace(s), as per plan, for outdoor enjoyment.
- Upgraded contemporary exterior wall sconce light fixture(s), as per applicable elevation design.
- Two (2) exterior hose bibs with shut-off valves, locations to be determined by Vendor (B2B units to receive one (1) hose bib only).

Doors & Windows

- Maintenance-free, Low-E, thermo-glazed, ENERGY STAR® qualified vinyl casement or fixed windows. Screens on all operable windows.
- Premium insulated front entry door with glazed insert(s), as per elevation.
- Satin nickel-finish front door grip-set with deadbolt.
- All exterior doors and windows shall be fully sealed and caulked.
- Sliding door or garden door to terrace(s), as per plan.
- Moulded panel interior passage doors with satin nickel-finish lever door hardware and hinges, as per plan.
- Door from the garage into the home, where grade permits, as per plan.

Well Appointed Lighting & Electrical

- 100 AMP service with arc fault circuit breakers and copper wiring throughout.
- Door chime at front entry door.
- Exterior GFCI-protected electrical outlet(s), location(s) determined by Vendor.
- Electrical outlets and ceiling fixtures in exterior walls and insulated ceilings installed in sealed boxes.
- Rough-in for future vehicle charging station in the garage.
- Brushed nickel-finish light fixture package in select locations, as determined by the Vendor and as per plan. All remaining ceiling outlet locations are provided with capped electrical boxes.
- ENERGY STAR® LED light bulbs in all lighting fixtures provided, as per plan.
- White Decora-style electrical switches, receptacles, and cover plates in finished areas.
- Two (2) smart CAT6 rough-ins with blank cover plates, one on the second level and one on the third level. Locations to be determined by Purchaser(s).
- Hardwired smoke detectors and carbon monoxide detector(s) in accordance with the Ontario Building Code (OBC).
- Future security alarm system rough-in on ground level.
- Electrical outlets in all bathrooms and the powder room shall be ground-fault interrupted.

Mechanical & Insulation

- Expandable spray foam insulation to garage ceilings and exterior overhangs where habitable spaces are located above.
- Exterior wall and roof insulation installed in accordance with applicable Building Code and ENERGY STAR® requirements.
- Energy-efficient gas heating system with electronically commutated motor (ECM), as per plan.
- Provision for the future installation of a central air conditioning system.
- Programmable thermostat.
- Energy-efficient hot water system (on a rental basis, with supplier designated at Vendor's sole discretion).
- ERV (Energy Recovery Ventilator) integrated with the heating system.
- Rough-in conduit to enable retrofit to solar energy.
- Sump pump provided.
- Ducts professionally cleaned prior to possession of home.



Kitchen & Bathrooms

- Contemporary kitchen design with taller upper cabinets and coordinated cabinet hardware, as per plan, selected from the Vendor's standard samples.
- Under-cabinet range hood vented to the exterior.
- Kitchen stone countertop from Vendor's available standard colours, as per plan.
- Stainless steel undermount kitchen sink with single-lever faucet with integrated pullout spray.
- Rough-in provided in the kitchen for a future dishwasher.
- Cabinetry in all bathrooms (except the powder room), as per plan, with Purchaser(s) to select from Vendor's standard colour selections.
- Energy-efficient exhaust fans in all bathrooms.
- PEX (cross-linked polyethylene) hot and cold water lines throughout.
- All powder room and bathroom vanity faucets and toilets to have shut-off valves.
- All bathrooms and the powder room to be equipped with energy-efficient, water-saving toilet(s).
- Vanity mirrors in all bathrooms, with wall-mounted lighting fixture(s) above mirrors.
- Pressure-balanced shower faucets in all bathrooms, where applicable.
- Vendor's standard chrome bathroom accessory package.
- Ceramic wall tile in tub and/or shower enclosures in all bathrooms, where applicable, to the ceiling height.
- "Oatey" supply box (or equivalent) recessed in the wall in the laundry room/closet to facilitate connection of washing machine hot and cold water lines, as well as the drain.

Interior Details

- 8' ± ground-level ceiling, 9' ± second-level ceiling, and 9' ± third-level ceiling, excluding stairways and any sunken, raised, or dropped ceiling areas.
- Interior walls to receive one (1) coat of primer and one (1) finish coat of premium-quality low-VOC latex paint, one colour throughout.
- All interior doors and trim are painted with a white premium-quality semi-gloss finish, consisting of one (1) primer and one (1) finish coat.
- Smooth ceilings throughout all finished areas, as per plan.
- Coordinated natural-finish oak stairs, railings, and pickets with oak veneer stringers, as per plan.
- 4" (±) contemporary-profile baseboards with 2-3/4" (±) contemporary-profile casings throughout all finished areas (except at closets with sliding doors, where casings are not provided).
- Privacy locks on the primary bedroom and all bathroom doors.
- Mirrored sliding doors at the foyer closet in the B2B townhome, where applicable and as per plan.
- Closet interiors with melamine shelving.

Fine Flooring Finishes

- Wide-plank laminate flooring in a natural wood-tone finish throughout all finished levels, excluding tiled and unfinished areas, as per plan.
- Premium tile flooring (12" x 12"/13" x 13") standard throughout foyer, mud area, laundry, powder room, and all bathrooms (as per plan), from Vendor's standard samples.

Colour Selections & Finishings

To assist our Purchaser(s) in the completion of their interior colour selections and the selection of upgrades, ACORN provides the services of a professional interior design consultant.

Warranty

All homes are covered under the Tarion Warranty Corporation warranty program. The warranty includes coverage for all defects in workmanship and materials for a period of one (1) year, defects in workmanship and materials related to electrical, plumbing, heating distribution systems, and the building envelope for a period of two (2) years, and major structural defects for a period of seven (7) years, all in accordance with the applicable Tarion warranty coverage provisions.

Features & specifications are subject to change without notice. Rendering is Artist's concept. E.& O. E.