



## **FEATURES & FINISHES – DETACHED HOMES**

### **Stunning Exteriors**

1. Exterior elevations are architecturally controlled and colour coordinated.
2. Architecturally unique exterior elevations will feature a combination of brick, stone and vinyl siding, as well as other complementary materials and features, per plan.
3. Maintenance-free aluminum soffit and fascia, per plans.
4. Premium quality sectional roll up garage doors. Doors installed with heavy duty springs and long life rust resistant hardware.
5. High grade architectural self-sealing asphalt shingles with 20 year manufacturers' warranty.
6. High quality maintenance-free vinyl casement windows with clear thermal pane low E glazing. All operating windows have screens.
7. Added security features such as insulated steel decorative front doors with weather stripping, brass plated knob set with security deadbolt. Exterior framing and insulation to meet or exceed Ontario Building Code.
8. All building envelope perforations including doors to be fully caulked.
9. Poured concrete or block foundation walls.
10. Private garage with storage area (as per plans).
11. Reinforced concrete garage floor with structural grade beams.
12. Lot to be professionally graded and sodded, where grade and conditions permit.
13. Asphalt driveway paved to base coat. Top coat completed at a cost of \$650, payable on final closing.
14. Two exterior water taps.
15. Two exterior weatherproof electrical outlets located at the front and rear of the house.

### **Impressive Interiors**

16. 9' Ceilings on the main floor and 9'10" ceiling in the second floor family room, per plan.
17. 5/8" tongue and groove subfloors fastened with screws, and glued.
18. Stairs with natural finish oak veneer stringers and solid oak handrails and pickets, where applicable.
19. Top quality imported 13" x 13" or 12" x 12" ceramic tile flooring in the foyer, kitchen, bathrooms, breakfast area and laundry closet, except where laundry is located in the basement.
20. Purchaser's choice of luxurious 35oz. broadloom with 7/16" underpad in designated areas. Purchaser's colour choice: one colour only from builder's samples.
21. Interior walls to be decorated with premium quality flat latex paint except in kitchen, laundry and bathrooms, which will be semi gloss. Purchaser's colour choice: one colour only from builder's samples.
22. Series 800 interior doors with 3" Colonial baseboard. All windows and doors to be trimmed with 2 ¼ " Colonial casings. Tiled areas to be trimmed with quarter round.
23. Smooth finished ceilings in the kitchen and bathrooms. Stipple finished ceilings to all other areas.
24. Polished brass interior hardware and door handles.
25. Sliding balcony doors or French doors as per plans.
26. Full basements, unfinished, and insulated to 4' below grade per Ontario Building Code (as permitted by grades).

### **Gourmet Kitchens**

27. Purchaser's choice of deluxe cabinetry in various colours and designs.
28. Optional breakfast bar in the kitchen as per plans.
29. Stainless steel kitchen sink with single lever pullout faucet vegetable sprayer.
30. Exhaust hood fan over stove area, vented to exterior.
31. Dedicated electrical outlet for refrigerator.
32. Split electrical outlets at counter level for small appliances.
33. Tee connection at kitchen sink and roughed in wiring for future dishwasher.

## **Fabulous Bathrooms**

34. Upgraded vanity cabinets in a wide selection of styles and colours with a large selection of post formed laminate countertops. White porcelain basins.
35. Where bathtub as indicated, ceramic wall tile is included on the deck, two rows high on the walls above the tub with deck mounted, premium quality faucet.
36. Separate shower stall (where shown) to have marble jamb and 2" x 2" ceramic floor tile as per plan. Shower stall to be tiled.
37. Deluxe single lever faucets in all bathrooms.
38. Privacy locks in all bathroom doors.
39. Quality white bathroom fixtures.
40. Cement Wonderboard on shower enclosure wall four feet high.
41. Where shower/tub combination as indicated, ceramic wall tile is included.
42. Mirrors in all bathrooms to the full width of the vanity.
43. Anti-scald pressure and temperature balanced valves for all showers.
44. Energy efficient water saver showers and toilets.
45. Illumination supplied by strip or sconce lighting in all bathrooms.
46. Premium quality bathroom accessories to include towel bar, tissue dispenser and ceramic soap dish.
47. Pedestal sink in powder rooms

## **Electrical and Plumbing**

48. 100 amp electrical service with circuit breakers.
49. Heavy-duty cable and receptacles for stove and dryer.
50. Weather proof exterior electrical outlet, one each at the front and rear of home.
51. White "Decora" style light switches and wall plates throughout.
52. Ceiling light fixtures in all finished areas except bathrooms and living room.
53. Capped ceiling outlet provided in the dining room.
54. Switch controlled wall outlet in living room.
55. Deluxe bell chime at front door.
56. One smoke detector and carbon monoxide detector per floor.
57. All copper wiring throughout.
58. All exterior and bathroom outlets are protected by a ground fault interrupter.
59. Forced air high efficiency gas furnace with ducting sized for future air conditioning. Gas fired hot water heater (rental).
60. Rough-in for Central Vacuum service provided with one outlet per floor (excluding basement). All pipes drop to the ground floor.

## **Laundry Area**

61. Laundry tub in the basement, per plan.
62. Hot and cold laundry taps for washer.
63. Heavy duty wiring for dryer.
64. Exterior exhaust for dryer.

## **Technology Rough In**

65. Television cable locations pre-wired to living room/great room and master bedroom.
66. Three telephone locations pre-wired.
67. Rough in for security system.

## **Tarion (Ontario New Home Warranty Program) Coverage**

68. 7 year major structural defects.
69. 2 years plumbing, heating and electrical systems and building envelope.
70. 1 year all other items.
71. Backed by the Tarion (Ontario New Home Warranty) Highest Service Program for a period of one year after closing.

## **Miscellaneous**

72. Exterior colour selections are architecturally controlled for the purposes of providing a harmonious community plan.
73. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to the normal production process.

74. Hardwood flooring, where supplied, may react to normal fluctuations in humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
75. Actual square feet may vary slightly depending on the elevation selected.
76. Ceilings and walls will be modified to include the addition of boxed in areas to accommodate mechanical systems.
77. Samples and selections shown in the Sales Presentation Centre may not necessarily represent standard selections. Options and upgrades as shown in the Sales Presentation Centre are available at an extra cost.

*Specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available E & O E. February 2011.*