



FEATURES & FINISHES

IMPRESSIVE EXTERIOR FEATURES

- Superior architecturally designed homes with inspired combinations of clay brick, Stone*, stucco and exterior trim in select locations per elevation.
- Streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
- Detailed masonry work with striking pre-cast concrete accents including keystones, windowsills, headers, and entrance arches per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look.
- Gracious covered porches, charming balconies and porticos (as per plan).
- Upgraded rear elevations to include additional windows, gables and precast accents (as per plan).
- Spacious garages with traditional Carriage style prefinished fibreglass garage doors.
- Oversized and stained main entry fibreglass door system.
- Extra thick and extra high reinforced poured concrete basement walls**.
- Basement walls to be wrapped with a quality air-gap, waterproof membrane with weeping tiles for extended protection against water penetration.
- Pre-cast concrete walks to front entries (where applicable).
- Low maintenance aluminum or vinyl soffit, fascia, eavestrough and downspouts.
- Two exterior water taps; one in garage and one in the rear (location to be determined by vendor).
- Black door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan, vendor may elect to install recessed lighting/exterior potlights if grade/site conditions do not allow for coach lights).
- Self-sealing architectural shingles with a (limited life time) 30-year manufacturer's warranty and/or metal roof (as per plan).
- Fully sodded front, side, and rear yards including boulevards.
- Fully drywalled and primed garage ideal for workshops.
- Fully paved driveways.

SUPERIOR INTERIOR FEATURES

- Soaring 10' main floor with 9' second floor and basement ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings, beams or ductwork) as per plan.
- Easy maintenance smooth ceilings throughout.
- Impressive coffered, waffle and tray ceilings (as per applicable plan)
- Striking plaster moulding to inner coffered or waffle ceilings in Dining Rooms from Builder's Standard Samples
- Elegant wider stained oak veneer stairs (main stair, with oak treads, oak veneer stringers and risers) to finished areas (as per plan) with either wrought iron spindles or oak pickets (purchasers' choice from Builder's Standard Samples).
- Closet organizer in Master Bedroom Walk-in closet with shelf tower (as per plan). Wire shelving installed in all other closets.
- Reinforced concrete garage floor with grade beams.
- Dropped ceilings and bulkheads over Kitchen cabinets and main Baths (where applicable).

GOURMET KITCHEN FEATURES

- Luxurious granite Kitchen countertops.
- First upgrade stained maple cabinets in Kitchen to include extended uppers, crown moulding, one set of pots and pans drawers, light valance (electrical not included) and counter depth, standard size fridge enclosure (as per standard Kitchen layout).
- Island with base cabinets plus extended bar top (as per plan).
- Stainless steel undermount sink with single lever Grohe faucet.
- Stunning 3" x 6" subway tile or glass/marble mosaic tile backsplash from counter height to bottom of upper cabinet and hood fan.
- Convenient split electrical outlets at counter level for small appliances.
- Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LUXURIOUS BATHROOM FINISHES

- Master Ensuite Bathrooms to feature 12" x 24" or 16" x 16" porcelain tiles to floor and shower enclosures (including ceilings) (where applicable). Cement base and 2" x 2" mosaic tile in white or bone to shower floor.
- Master Ensuite shower seats and shower jambs (Bianco Carrara or Perlato Royal) (as per plan).
- All other Bathrooms to feature 12" x 12" or 13" x 13" ceramic tiles to floors with 8" x 10" ceramic wall tile to tub enclosures (excluding ceilings) or to shower enclosures (including ceilings). Cement base and 2" x 2" white or bone mosaic to shower floor.
- Stunning Maxx freestanding soaker bath tub in Master Ensuite Bathroom (as per plan).
- Grohe German engineered faucets.
- Master Ensuite Spa Package to include: rain shower head with hand held on slide bar, marble countertop with rectangular undermount sink and 10 mm frameless glass shower (as per plan). (Some frameless glass showers to be frosted as per applicable plans).
- Striking Powder Room base cabinet with marble top, rectangular vessel sink and single lever faucet (as per plan).
- Upgraded Grohe Chrome accessories in all Bathrooms.
- Mirrors included in all Bathrooms and powder room.
- Cement "Wonderboard" (36" high) on shower enclosure wall(s).
- White ceramic plumbing fixtures.
- Post formed arborite or formica counter tops (as per plan, except where noted above).
- Energy Star exhaust fans in all Bathrooms.
- Choice of quality Bathroom cabinets from Builder's Standard Samples.
- Privacy locks on all Bathroom doors.

LAUNDRY ROOM ACCENTS

- Convenient fiberglass laundry tub with separate drain and base cabinets (as per plan).
- Hot and cold laundry taps for washer with heavy duty wiring for dryer.
- Venting for dryer.
- Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required).
- Upper laundry cabinets in white as per applicable plan.

EXQUISITE FLOORING FINISHES

- Upgraded 12" x 24" or 16" x 16" porcelain tiles to foyers, powder rooms, kitchen/breakfast areas, master ensuites and open to below basement foyers (as per plan).
- 12" x 12" or 13" x 13" ceramic tiles to laundry rooms, mud rooms and other bathrooms (as per plan).
- 2nd upgrade 3 ¼" x ¾" pre-finished engineered hardwood throughout, stained from a selection of warm finishes from Builder's Standard Samples (to finished areas, except tiled areas as per plan).

BREATHTAKING WINDOWS, DOORS AND MILLWORK

- Striking 5 ¼" colonial baseboard, painted white throughout with doorstep to tiled or hardwood floor areas. 2 ¾" colonial casing painted white on all doors, windows and flat archways throughout finished areas.
- Prominent 8' high 2 panel smooth Carrera interior doors on the main floor and 7' high 2 panel smooth Carrera interior doors on the second floor with straight brushed nickel levers. Not applicable to cold room or exterior doors.
- Doors, windows and full archways to be trimmed (as per plan).
- Front door system features an impressive oversized 42" x 96" insulated and prefinished fiberglass door with a multi-point locking system (as per plan).
- Vinyl casement or vinyl single hung thermopane Low E windows (as per plan).
- Oversized Low-E 30" x 24" maintenance free structural vinyl thermopane basement windows (as per plan) in grey or white colour.
- Sliding thermal-glazed patio door(s) or French door(s) (as per plan).
- House to Garage Door with self closing hinges (where grade permits).
- Garage Doors are eight foot high prefinished fibreglass with beautiful glass inserts, decorative straps and hardware (as per plan and elevation).
- Extensive caulking for improved energy conservation and draft prevention.

LIGHTING & ELECTRICAL

- 200 amp electrical service with circuit breaker panel.
- Exterior light fixtures.
- Two exterior waterproof electrical outlets (one in garage).
- Upgraded light fixtures provided throughout finished areas except in Parlours/Living Rooms, with white décor style switches and receptacles. Switch controlled receptacles in Parlours/Living Rooms.
- Automatic smoke detectors installed on every floor and in ALL bedrooms for family safety. Carbon monoxide detector.
- Electric door chime with doorbell at front entry.
- One 'Holiday' plug and switch at front of home.

INCREDIBLE ENERGY SAVING & COMFORT FEATURES

- High efficiency gas furnace with ECM motor for superior energy savings and comfort.
- Heat Recovery Ventilator (HRV) for improved indoor air quality.
- Energy efficient central air conditioning.
- 36" direct vent gas fireplace with electronic ignition featuring painted mantel and marble surround, complete with glass panel, gas log and wall switch from Builder's Standard Samples (as per plan).
- Exterior walls and ceilings fully insulated. All insulated areas are to be covered by poly vapour barriers.
- Spray foam insulation in garage ceilings to minimize air infiltration.
- Basement walls insulated as per building code.
- Houses to be "gas ready", including line to BBQ.
- Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation.
- Water saving aerators on all faucets.
- Water saving toilets.
- Water saving shower heads on all showers with temperature control valves.

SECURITY & ROUGH-IN FEATURES FOR YOUR PEACE OF MIND

- Hinges and striker plates reinforced with extra long screws.
- Additional blocking at all exterior doors jambs.
- Rough-in for security system (location to be determined by vendor).
- Rough-in for central vacuum system to garage.
- 3-piece rough-in to basement, location to be determined by vendor.
- Bell, Cable and CAT5 to be terminated in The Zancor Smart Home Connection Center. Location to be determined.
- Rough-in for appliances

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

- Steel beam construction in basement (as per applicable plan).
- All sub-floors will be re-fastened with screws and joints sanded prior to floor finishes.
- 2" x 6" exterior wall construction for superior energy and noise reduction.
- Engineered floor joists & ¾" subfloor glued to achieve outstanding structural strength.
- Cold Cellar with light, door and drain (as per plan, grade permitting).
- Duct cleaning at time of occupancy.

LOOKOUT AND WALKOUT CONDITIONS

- Some lookout lot conditions shall include a standard 5' x 7' (approximate size) deck with steps to grade and larger rear basement windows as grade permits, the cost of which is to be added to the purchase price.
- Some walkout lot conditions shall include as per plan a 5' x 7' (approximate size) deck, sliding patio door in basement and larger rear basement windows as per applicable plan, the cost of which is to be added to the purchase price.

Stone refers to cultured stone products from Aristcraft, Permacon and NG stone.
**Basement walls will be 10" thick and poured approximately 9' high and reinforced in areas requiring reinforcing steel as determined by the vendors Engineer.
• All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or vary within generally accepted industry standards and tolerances without notice. Product measurement/sizes may vary slightly due to site/grade conditions.
• All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion.
• All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Builders Standard Samples. A wide variety of upgrades and options are available from predetermined Vendor selections and shall be quoted upon request.
• See Schedule 'A' for full details and disclaimers.
• E. & O.E.



50' HOMES FEATURES & FINISHES