

The Parkview Collection **An Exquisite Collection of Finishes**

IMPRESSIVE EXTERIOR FEATURES

1. Exquisite Victorian inspired designed homes with unique combinations of clay brick, Ariscraft stone, siding detailed exterior trim features, durable Hardie Board and/or smartside siding in selected locations as per elevation with masonry detailing in brick (as per elevation).
2. Pleasing streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and material.
3. Gracious covered porches, charming balconies and porticos (as per plan).
4. Premium quality clay brick and pre-cast concrete windowsills with coloured mortar and recessed masonry joints to front elevations for a refined finished look (where applicable per elevation).
5. Traditional Carriage style garage doors with beautiful glass inserts (as per plan).
6. Fully sodded front, side, and rear yards plus boulevards.
7. Main entries featuring impressive single or double thermal insulated doors with magnificent glass window inserts (as per plan).
8. Poured concrete basement walls, wrapped with quality air-gap, waterproof membrane and weeping tiles for extended protection.
9. Pre-cast concrete walks to front entries (where applicable).
10. Low maintenance aluminum or vinyl soffits, fascias, eavestroughs and downspouts.
11. Two exterior water taps; one in garage and one in the rear (location to be determined by vendor).
12. Door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).
13. Self-sealing shingles with a 25-year manufacturer's warranty and/or metal roof (as per plan).
14. Fully drywalled and primed garage.
15. Complimentary fully paved driveways.

SUPERIOR INTERIOR FEATURES

16. Soaring 9' main floor ceilings with impressive 8' second floor ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings, beams or ductwork).
17. Easy maintenance smooth ceilings in kitchen, powder room, all bathrooms and laundry room. Stippled ceilings with 4" smooth border throughout main and second floor (if applicable).
18. Elegant oak veneer stairs (main stair, with oak treads, oak veneer stringers and risers) handrails and spindles to finished areas in warm natural finishes (as per plan).
19. Choice of two interior quality paint colours from vendor's samples. Kitchen, laundry and all bathrooms finished in semi-gloss.
20. Wire shelving installed in all closets.
21. Reinforced concrete garage floor with grade beams.

22. Dropped ceilings and bulkheads over kitchen cabinets (where applicable).
23. Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation.
24. Duct cleaning at time of occupancy.

GOURMET KITCHEN FEATURES

25. Kitchen cabinets with laminate countertops in a wide choice of styles from vendor's standard samples.
26. Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
27. Convenient split electrical outlets at counter level for small appliances.
28. Energy efficient two-speed exhaust white hood fan vented to exterior over stove area.
29. Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LUXURIOUS BATHROOM FINISHES

30. Quality ceramic wall tiles in tub and shower enclosure to ceiling height, with 2 rows of 6" x 8" tile or 1 row of 10" x 10" or 12" x 12" around oval tub (where applicable).
31. Separate shower stall (as per plan) to include framed glass enclosure surround, grand marble surround and light fixture.
32. Pedestal sink in powder room (as per plan).
33. White ceramic accessories in all bathrooms and washrooms.
34. Mirrors included in all bathrooms and powder room.
35. Cement "Wonderboard" (36" high) on shower enclosure wall(s).
36. White plumbing fixtures.
37. Energy efficient exhaust fans in all bathrooms.
38. Choice of quality bathroom cabinets with choice of laminate counters from vendor's standard samples.
39. Water saving aerators on all faucets.
40. Water saving toilets.
41. Water saving shower heads on all showers with temperature control valves.
42. Privacy locks on all bathroom doors.

LAUNDRY ROOM ACCENTS

43. Convenient fiberglass laundry tub with separate drain (as per plan).
44. Hot and cold laundry taps for washer with heavy duty wiring for dryer.
45. Outside venting for dryer.
46. Laundry room floors/garage entries may be sunken to accommodate entry door(s) in laundry (if required).

EXQUISITE FLOORING FINISHES

47. Quality ceramic tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas and laundry room (as per plan).
48. Laminate flooring to main floor and upper hall (excluding tiled areas, bedrooms and unfinished areas as per plan).
49. Luxurious premium quality 40 oz. broadloom with foam underpad in bedrooms (as per plan). Your choice from builder's standard samples in two colours.

BREATHTAKING WINDOWS, DOORS AND MILLWORK

50. Striking 3" colonial style baseboard, painted white throughout with doorstop to tiled or laminate floor areas. 2 1/4" casing painted white on all doors windows and flat archways throughout finished areas (as per plan).
51. 800 Series style interior doors, except where indicated as sliding doors. Not applicable to cold storage or exterior areas.
52. Doors, windows and full archways to be trimmed per plan.
53. Vinyl casement or vinyl single hung thermopane Low E windows (as per plan).
54. Low maintenance structural vinyl thermopane Low E basement windows (as per plan).
55. Sliding thermal-glazed patio door or garden door (as per plan).
56. Extensive caulking for improved energy conservation and draft prevention.
57. Mirrored sliders or mirrored panel door(s) at front entry closet (as per plan).

LIGHTING & ELECTRICAL

58. 100 amp electrical service with circuit breaker panel.
59. Fully installed exterior coach light fixtures.
60. Two exterior waterproof electrical outlets (one being in garage). Holiday plug in front elevation soffit.
61. Light fixtures provided throughout finished areas except in living room and dining room with white decora style switches and receptacles.
62. Automatic smoke detectors installed on every floor and in ALL bedrooms for family safety. Carbon monoxide detector.
63. Electric door chime with doorbell at front entry.
64. Switch controlled receptacles in living room.
65. Ground fault interrupter protection for all bathroom(s) and powder room.

INCREDIBLE ENERGY SAVING FEATURES

66. Gas fired, forced air high-efficiency natural gas furnace complete with electronic ignition, thermostat and HRV for improved indoor air quality and comfort.
67. Exterior walls and ceilings fully insulated – ceiling to R-50 walls to R-22. All insulated areas are to be covered by poly vapour barriers.
68. Basement walls insulated full height (as per Building Code).
69. Houses "gas ready", including line to BBQ.
70. Ducting sized for future air conditioning.

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

71. Steel beam construction in basement (as per applicable plan).
72. All sub-floors will be glued and re-fastened with screws prior to floor finishes. All joints to be sanded.
73. 2" x 6" exterior wall construction.

CUSTOMER FRIENDLY UPGRADE PROGRAM

74. We are pleased to provide quotations prior to construction for extras or custom finishes for interior features. Purchasers have the opportunity to make upgraded interior selections when they attend to choose their colours and materials. (When schedules permit).

LOOKOUT AND WALKOUT CONDITIONS

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

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

77. Rough-in for central vacuum system to garage.
78. Rough-in for telephone (3) location to be determined by vendor.
79. Rough-in for cable T.V. (2) location to be determined by vendor.
80. 3-piece rough-in to basement, location to be determined by vendor.
81. Rough-in (2) network wiring (cat-5), location to be determined by vendor.

CONDITIONS

- All plans, elevations and specifications are subject to modification from time to time by the vendor according to the Ontario Building Code, National Building Code and Architect.
- The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closure date.
- Purchaser agrees to pay Tarion enrolment fee on closing as an adjustment.
- Purchaser acknowledges that Tarion enrolment fee is based on the purchase price herein.
- The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., maybe for display purposes only and may not be included in the dwelling unit purchased herein.
- Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
- House types and streetscapes subject to final approval by the municipality or developer's architectural committee and final siting and approval by the vendor's architect.
- The purchaser shall indemnify and save the vendor, its' servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the vendor.
- Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
- Purchaser's choice of interior colours and materials to be chosen from the vendor's standard samples if not yet ordered or installed provided that the colours and materials are chosen by the purchaser within 10 days of notification by the vendor. Otherwise, the vendor reserves the right to choose the colour and/or materials.
- The vendor shall be entitled to reverse the plan of the house being constructed.
- The vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation.
- Location and size of windows and doors may vary with walk out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.
- 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.
- E. & O.E.