



# Quality Appointments

## IMPRESSIVE EXTERIOR FEATURES

Superior architecturally designed homes with inspired combinations of brick, stone\*, vinyl siding and exterior trim in select locations per elevation, including a signature block on the dwelling containing the builder name logo (location to be determined by Vendor).

Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.

Detailed masonry work with striking stone\* or pre-cast stone accents including keystones and window sills per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look as per exterior colour packages.

Gracious covered porches, charming balconies and porticoes (as per plan).

Spacious garages with Traditional Carriage style insulated garage doors with beautiful inserts (as per plan).

Garage walls and ceilings to be drywalled, taped and primed.

Fully sodded front, side, and rear yards plus boulevards. Narrow side yards between houses may be graveled at vendor's sole discretion.

Main entries featuring impressive 8' high single insulated doors (as per plan).

Poured concrete basement walls, wrapped with heavy duty damp-proofing and drainage layer and weeping tiles for extended protection (where required by Building Code). Sump pumps as required by municipality.

Poured concrete steps at front entrance. Precast steps and slabs at side and rear entrances as required by grade (as per plan). Pre-cast concrete walks to front entries (where applicable).

Low Maintenance aluminum soffits, fascias, eavestroughs and downspouts.

Two exterior water taps; one in garage and one in the rear yard (location to be determined by Vendor).

Door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).

Self-sealing asphalt shingles with a 25-year limited manufacturer's warranty and/or metal roof (as per plan).

Complimentary fully paved driveways.\*\*

Customized builder address plaque. Location to be determined by vendor.

Reinforced concrete garage floor with grade beams.

## SUPERIOR INTERIOR FEATURES

Soaring ±9' main floor ceilings with impressive ±8' 2nd floor ceilings. (Except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings).

Easy maintenance smooth ceilings throughout finished areas on main and 2nd floor.

Coffered ceiling in Foyer and Dining Room. Tray ceiling in Master Bedroom (as per plan).

Elegant natural finish oak veneer stairs to finished areas with oak handrail and nosing and choice of either oak or metal pickets (as per plan, from builder's standard samples).

36" direct vent gas fireplace with electronic ignition and painted wood mantel.

Choice of one interior quality paint colour from vendor's samples with all kitchen, laundry and all bathrooms finished in eggshell finish.

Vented cellar with light, door and floor drain (as per plan, grade permitting).

Dropped ceilings and bulkheads (where required).

Professional duct cleaning before occupancy.

Complete air conditioning unit installed (tonnage according to square footage).

## GOURMET KITCHEN FEATURES

Custom designed deluxe kitchen cabinets with taller upper cabinets, crown molding, cabinet valance (electrical not included), soft close doors and drawers, recycle bin, pot drawers, cutlery divider, spice tray, fridge enclosure and granite countertops in a wide choice of styles from builder's standard samples, as per plan.

Extended flush breakfast bar in Kitchen (as per applicable plan).

Stainless steel double bowl undermount kitchen sink with single lever pullout faucet.

Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).

Convenient split electrical outlets at counter level for small appliances.

USB outlet in Kitchen.

4 piece Frigidaire stainless steel appliance package including stainless steel chimney hood fan with Whirlpool white front load washer and dryer.

Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator. Waterline for fridge.

## LUXURIOUS BATHROOM FINISHES

Master Ensuite "Spa Package" to include: stunning freestanding soaker bathtub with roman tub filler, frameless glass shower enclosure with potlight, rainhead and hand held shower on a slidebar and marble countertop with oval undermount sink and upgraded faucet (as per plan).

Secondary bathrooms feature shower stall (as per plan) to include grand marble surround, potlight and framed glass shower enclosure or bathtub (as per plan) with curtain rod. Base cabinet to include laminate countertop with overmount oval sink and upgraded faucet (as per plan).

Quality ceramic wall tiles in tub and shower enclosure to ceiling height (where applicable).

Base cabinet with laminate countertop and overmount oval sink in powder room with single lever faucet (as per plan).

White ceramic accessories in all bathrooms and washrooms.

Mirrors included in all bathrooms and powder room approximately 42" high.

White plumbing fixtures.

Upgraded chrome finish Moen faucets for all vanities, tubs and showers.

Efficient exhaust fans in all bathrooms.

Shut off valve for each sink.

## LAUNDRY ROOM ACCENTS

Convenient fiberglass laundry tub with separate drain (as per plan).

Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.

Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required). Laundry areas on 2nd floor will come with a floor drain.

## EXQUISITE FLOORING FINISHES

3 ¼" x ¾" natural prefinished engineered hardwood throughout finished areas (excluding tiled areas).

Quality 12" x 24" ceramic tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas, laundry room and open to below basement foyers (as per plan, from builder's standard samples).

Transition strip to be used between different floor materials.

## BREATHTAKING WINDOWS, DOORS AND MILLWORK

Striking ±4%" colonial style baseboard, painted white throughout with doorstop to tile and hardwood floor areas. ±2%" casing painted white on all doors windows and flat archways throughout finished areas (as per plan).

Classy two panel smooth style interior doors, except where indicated as sliding doors. Not applicable to cold storage or exterior doors.

Satin nickel levers to all interior doors. Privacy locks on all bathroom and powder room doors.

Doors, windows and full archways to be trimmed (as per plan). Taller archways on main floor where applicable.

Vinyl casement Low E thermopane windows (as per plan).

Low maintenance structural vinyl Low E thermopane 30" x 16" grey basement windows (as per plan).

Sliding thermal-glazed patio door or garden door (as per plan).

Extensive caulking for improved energy conservation and to minimize drafts.

Two panel door(s) at front entry closet (as per plan).

## LIGHTING & ELECTRICAL

All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.

200 amp electrical service with circuit breaker panel.

Decorative black coach lamps on exterior elevations (where applicable).

Two exterior waterproof electrical outlets (one at the front porch and one at rear yard). Holiday plug in front garage elevation soffit. Plugs for future garage door openers.

Heavy duty 220v electrical outlet for stove and dryer.

Light fixtures provided throughout finished areas except in living room, with white decora style switches and receptacles.

Switch controlled receptacles in living room.

One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.

Electric door chime with doorbell at front entry.

Ground fault interrupter protection for all bathroom(s) and powder room.

Carbon monoxide detector.

## INCREDIBLE ENERGY SAVING FEATURES

Gas fired, forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.

Heat Recovery Ventilator (HRV) for improved indoor air quality.

Exterior walls and 2nd floor ceilings fully insulated – walls to R-22, ceiling to R-60. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).

Spray foam insulation in garage ceilings where habitable rooms are above.

Spray foam around windows and doors for increased air tightness.

Basement walls insulated full height per Ontario Building Code.

Water saving aerators on all faucets.

Water saving toilets.

Water saving shower heads on all showers, with temperature control valves.

## SECURITY FEATURES FOR YOUR PEACE OF MIND

Exterior hinges and striker plates reinforced with extra-long screws.

Additional blocking at all exterior doors jams.

Additional screws at patio door to prevent lifting.

Rough-in for security system (location to be determined by vendor).

## ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

Steel beam construction in basement (as per applicable plan).

Engineered floor joists and 5/8" subfloor glued to achieve outstanding structural strength.

All sub-floors will be re-fastened with screws prior to floor finishes.

2" x 6" exterior wall construction.

## CUSTOMER FRIENDLY UPGRADE PROGRAM

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 their decor appointment to choose their colours and materials (when schedules permit).

## LOOKOUT AND WALKOUT CONDITIONS

Lookout lot conditions shall include as a standard 5' x 7' (approximate size) deck with steps to grade and larger rear basement windows as grade permits.

Walkout lot conditions shall include a sliding patio door or garden door in basement and larger rear basement windows as per applicable plan, a railing will be installed at the door on main floor level.

## HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

Rough-in for central vacuum system piped to garage.

Rough-in for telephone (2) location to be determined by vendor.

Rough-in for cable TV. (2) location to be determined by vendor.

Rough-in (3) network wiring (cat-5).

3-piece rough-in to basement, location to be determined by vendor.

\* Stone refers to distinctively crafted stone products.

\*\* Driveways will be completed after approximately two full seasonal cycles.



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