

THE VILLAGE OF PINE RIVER - ANGUS

FEATURES & FINISHES



DISTINCTIVE EXTERIOR FEATURES

- Custom designed elevations utilizing genuine clay brick or stone and maintenance free vinyl siding
- Architectural details may be wood or maintenance free vinyl or aluminum
- Covered porches and balconies (as per applicable plan)
- Distinctive details such as fine brick detailing around windows and entries, gracious verandas, charming balconies (as per applicable plans)
- Pre finished, maintenance free aluminum or vinyl soffits, fascia, siding and downspouts as per elevation
- Poured concrete basement walls, wrapped with quality air-gap, waterproof membrane and weeping tiles
- Fully sodded front, side and rear yards, and boulevards.
- Pre-cast concrete walks to front entries, side and rear (where applicable).
- Carriage style roll-up garage door(s) with architectural window features (as per applicable plan)
- Two exterior water taps; one being in garage and one in the rear (location to be determined by Vendor)
- Self sealing asphalt roof shingles which include a manufacturer's 20 year warranty
- Exterior colour package is pre-selected by architectural control to create a distinctive, pleasing streetscape
- Coloured mortar
- Recessed masonry joints to the front of the house where brick shown
- Polished brass package including grip-set, deadbolt lock and coach lamps
- Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (except door(s) from garage to exterior) (as per applicable plan)
- Fully drywalled and primed garages

SUPERIOR INTERIOR FEATURES

- 8' ceilings on main floor and 8' ceilings on second floor except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings
- Easy maintenance smooth ceilings in kitchen, powder rooms and all bathrooms. Sprayed stipple ceiling in all other rooms and areas.
- Stipple ceiling areas to receive +/- 4" smooth border.
- Choice of two interior quality paint colours from vendor's samples. Kitchen, laundry and all bathrooms to be finished in semi-gloss
- Elegant, solid oak handrails and spindles on stairwells to finished areas as per plans, in natural finish
- Reinforced concrete garage floor with grade beams
- Wire shelving installed in all closets
- Coffered ceilings (as per applicable plan)
- Dropped ceilings and bulkheads over kitchen cabinets and main baths (where applicable)
- Continuous vapour barrier and draft-proof electrical boxes on exterior walls for increased air tightness and energy conservation

KITCHEN FEATURES

- Custom designed kitchen cabinets in a wide choice of styles from vendor's standard samples
- Two-speed exhaust white hood fan with venting to outside over stove area
- Easy to clean double stainless steel ledge back sink with single lever faucet
- Space for dishwasher including plumbing and electrical rough-ins for future hook-ups provided (does not include installation)
- Heavy duty wiring and outlet for stove and electrical outlet for refrigerator
- Post formed laminate countertops from vendor's standard samples
- Split electrical outlets at counter level for small appliances

BATHROOM FEATURES

- Quality ceramic wall tiles in tub and shower enclosure to ceiling height, 2 rows of 6x8 tile or 1 row of 10x10 or 12x12 around oval tub (where applicable)
- Separate shower stall as per plan to have marble surround and light fixture, (curtain rod provided).
- Pedestal sink as per plan in powder room
- White ceramic accessories in all bathrooms and washrooms
- Mirrors included in all bathrooms and powder room
- Cement "Wonderboard" (36" high) on shower enclosure wall(s)
- White plumbing fixtures
- Post formed arborite or formica counter tops
- Exhaust fans in all bathrooms
- Choice of quality bathroom cabinets from vendor's standard samples
- Water saving aerators on all faucets
- Water saving toilets
- Water saving shower heads on all showers with temperature control valves
- Privacy locks on all bathroom doors

LAUNDRY ROOM

- Single fiberglass laundry tub with separate drain
- Hot and cold laundry taps for washer and heavy duty wiring for dryer
- Outside venting for dryer
- Laundry room floors may be sunken to accommodate entry door(s) in laundry, as may be required

FLOOR FINISH FEATURE

- Quality ceramic tile flooring in entry, powder room and all bathrooms, kitchen, breakfast areas and laundry room as per plans
- Luxurious 40 oz. broadloom with +/-7/16" foam underpad to all designated areas as per plans. Choice from builder's standard samples. Purchaser's choice of two colours

WINDOWS, DOORS AND MILLWORK

- Colonial trim casing and baseboard, 2 ¾ x 4 ¼ (painted white)
- Colonial style "Classique" interior doors, except where indicated as sliding doors. Not applicable to cold storage or exterior areas
- Doors, windows and full archways to be trimmed
- Paint grade quarter round in tiled areas
- Vinyl casement or vinyl single hung thermopane Low E windows as per plan
- Maintenance free structural vinyl thermopane basement windows as per plan
- Steel insulated front entrance door(s) as per applicable plans
- Sliding thermal-glazed patio door(s) as per applicable plans
- Extensive caulking for improved energy conservation and draft prevention
- Mirrored sliders or wood colonial door(s) at front entry closet as per applicable plans

LIGHTING & ELECTRICAL

- 100 AMP electrical service with circuit breaker panel
- Exterior light fixtures installed
- Two exterior water-proof electrical outlets (one being in garage)
- Light fixtures provided throughout finished areas except in living room
- One automatic smoke detector installed on every floor for home and family safety
- Electric door chime with doorbell at front entry
- Copper wiring throughout
- Switch controlled receptacles in living room
- White light switches, plugs and plates
- Ground fault interrupter protection for all bathroom(s) and powder room
- Carbon monoxide detector

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ENERGY EFFICIENT FEATURES

- Gas fired, forced air high-efficiency natural gas furnace complete with electronic ignition.
- Exterior walls and ceilings fully insulated- ceiling to R-40 walls to R-20. All insulated areas are to be covered by poly vapour barriers
- Basement walls insulated as per building code
- Houses “gas ready”, including line to BBQ
- Ducting sized for future air conditioning

SECURITY FEATURES

- Hinges and striker plates reinforced with extra long screws
- Additional blocking at all exterior door jambs
- 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)
- All sub-floors will be re-fastened with screws prior to floor finishes and joints sanded
- Taps and drains for automatic washer and dryer vent
- 2"x6" exterior wall construction

UPGRADE PROGRAM

- We are pleased to provide quotations prior to construction for extras to 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 LOT CONDITIONS

- Some lookout lot conditions shall include as a standard 5'x7' deck with steps to grade and larger 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'x7' deck without steps to grade, sliding patio door in basement and large, rear basement windows as per applicable plan, the cost of which is to be added to the purchase price.

ROUGH-INS

- Rough-in for central vacuum system to garage
- Rough-in for telephone (3) location to be determined by vendor
- Rough-in for cable TV (2) location to be determined by vendor
- 3-piece rough-in to basement, location to be determined by vendor
- Rough-in (2) network wiring (cat-5)

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 dwelling before the closing date
- 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 to be finished in a good and workman like manner
- House to be left in a broom swept condition
- The vendor shall be entitled to reverse the plan of the house being constructed
- Location and size of windows and doors may vary with walkout deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary

PURCHASER TO HAVE CHOICE OF COLOURS AND MATERIALS FROM VENDORS STANDARD SAMPLES OF THE FOLLOWING, UNLESS ALREADY ORDERED OR INSTALLED

- Flooring, ceramic wall tile at bath tub and separate shower enclosures where applicable, front vestibule, kitchen, breakfast area, all washrooms and main floor laundry

- Custom made kitchen cabinets and counter tops and bathroom cabinets and countertops
- Quality broadloom wall to wall in the living areas and bedrooms. Choice of two colours
- Interior walls painted choice of two colours
- A variety of exterior colour packages are available (subject to availability and architectural control).

- Tarion Warranty Corporation Coverage
- 7 years - Major Structural Defects
- 2 years - Plumbing, heating & electrical system and building envelope
- 1 year - All other items

Prices and 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.