

ROYAL COLLECTION

FEATURES & FINISHES



IMPRESSIVE EXTERIOR FEATURES

1. Superior architecturally designed homes with inspired combinations of brick, stone, stucco and pre-cast stone accents, detailed exterior trim features, exquisite Hardie Board and/or smartside siding (on gable ends) in selected locations as per elevation with keystone and masonry detailing in brick (as per elevation).
2. Pleasing streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and material. Gracious covered porches, charming balconies and porticos (as per plan).
3. Striking pre-cast concrete windowsills, headers, and entrance arches (as per elevation).
4. Traditional stained over-height carriage-style garage doors with beautiful glass inserts (as per plan).
5. Fully sodded front, side, and rear yards plus boulevards.
6. Main entries featuring impressive single or double doors with thermal insulated stained wood grain look exterior (as per plan). Front doors also feature magnificent glass window inserts (as per plan).
7. Poured concrete basement walls, wrapped with quality air-gap, waterproof membrane and weeping tiles for extended protection.
8. Pre-cast concrete walks to front, side and rear entries (where applicable).
9. Maintenance free aluminum or vinyl soffits, fascias, eavestroughs and downspouts.
10. Two exterior water taps; one in garage and one in the rear (location to be determined by vendor).
11. Coloured mortar and recessed masonry joints to front elevations where brick is shown for a refined finished look.
12. Pewter door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).
13. Self-sealing architectural asphalt shingles with a 30-year manufacturer's warranty and/or metal roof (as per plan).
14. Fully drywalled and primed garage ideal for workshops.
15. Complimentary fully paved driveways.

SUPERIOR INTERIOR FEATURES

16. Soaring 9' main floor and basement ceilings with impressive 8' second floor ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings) in estate townhomes.
17. Soaring 10' main floor with 9' basement and second floor ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings) in 42' detached homes.
18. Easy maintenance smooth ceilings throughout.
19. Impressive coffered ceilings in Living and Dining Room (as per applicable plan) with plaster moulding from b.s.s.
20. Elegant oak stairs and handrails to finished areas in warm natural finishes with wrought iron spindles (as per plan).
21. Choice of two interior quality Benjamin Moore paint colours from vendor's samples with all kitchen, laundry and all bathrooms finished in semi-gloss.
22. Wire shelving installed in all closets.
23. Reinforced concrete garage floor with grade beams.
24. Dropped ceilings and bulkheads over kitchen cabinets and main baths (where applicable).
25. Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation.
26. Duct cleaning at time of occupancy.

GOURMET KITCHEN FEATURES

27. Luxurious granite kitchen countertops with your choice of colour from vendor's standard samples.
28. Custom designed kitchen cabinets in a wide choice of styles from vendor's samples.
29. Island with base cabinets plus extended bar top (as per plan).
30. Stainless steel undermount sink with single lever faucet.
31. Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
32. Convenient split electrical outlets at counter level for small appliances.
33. Two-speed exhaust white hood fan with venting to outside over stove area.
34. Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LUXURIOUS BATHROOM FINISHES

35. 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).
36. Separate frameless glass shower stall (as per plan) to include grand marble surround and light fixture
37. Pedestal sink in powder room (as per plan).
38. White ceramic accessories in all bathrooms and washrooms.
39. Mirrors included in all bathrooms and powder room.
40. Cement "Wonderboard" (36" high) on shower enclosure wall(s).
41. White ceramic plumbing fixtures.
42. Post formed arborite or formica counter tops.
43. Marble countertops in Master Ensuite.
44. Energy Star exhaust fans in all bathrooms.
45. Choice of quality bathroom cabinets from vendor's standard samples.
46. Water saving aerators on all faucets.
47. Water saving toilets.
48. Water saving shower heads on all showers with temperature control valves.
49. Privacy locks on all bathroom doors.

LAUNDRY ROOM ACCENTS

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

EXQUISITE FLOORING FINISHES

55. Marble tiled entry foyer.
56. Quality ceramic tile flooring in powder room, bathrooms, kitchen, breakfast areas and laundry room (as per plan).
57. 3 1/4" x 3/4" natural prefinished hardwood throughout (except tiled areas as per plan.)

BREATHTAKING WINDOWS, DOORS AND MILLWORK

58. Striking 5" colonial baseboard, painted white throughout with doorstop to tiled or hardwood floor areas. 2 3/4" step casing painted white on all doors, windows and flat archways throughout finished areas.
59. Colonial-style interior doors, except where indicated as sliding doors. Not applicable to cold storage or exterior areas.
60. Doors, windows and full archways to be trimmed (as per plan).
61. Vinyl casement or vinyl single hung thermopane Low E windows (as per plan).
62. Maintenance free structural vinyl thermopane basement windows (as per plan).
63. Sliding thermal-glazed patio door(s) or French door(s) (as per plan).
64. Extensive caulking for improved energy conservation and draft prevention.
65. Mirrored sliders or wood colonial door(s) at front entry closet (as per plan).

LIGHTING & ELECTRICAL

66. 200 amp electrical service with circuit breaker panel.
67. Fully installed exterior light fixtures.
68. Two exterior waterproof electrical outlets (one being in garage).
69. Light fixtures provided throughout finished areas except in living room, with white décor style switches and receptacles.
70. One automatic smoke detector installed on every floor for home and family safety.
71. Electric door chime with doorbell at front entry.
72. Copper wiring throughout.
73. Switch controlled receptacles in living room.
74. Ground fault interrupter protection for all bathroom(s) and powder room.
75. Carbon monoxide detector.

ROYAL COLLECTION - TOWNHOMES

FEATURES & FINISHES



INCREDIBLE ENERGY SAVING FEATURES

76. 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).
77. Exterior walls and ceilings fully insulated - ceiling to R-40 walls to R-22. All insulated areas are to be covered by poly vapour barriers.
78. Basement walls insulated as per building code.
79. Houses "gas ready," including line to BBQ.

SECURITY FEATURES FOR YOUR PEACE OF MIND

80. Hinges and striker plates reinforced with extra long screws.
81. Additional blocking at all exterior door jambs.
82. Additional screws at patio door to prevent lifting.
83. Rough-in for security system (location to be determined by vendor).

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

84. Steel beam construction in basement (as per applicable plan).
85. All sub-floors will be re-fastened with screws prior to floor finishes and joints sanded.
86. Taps and drains for automatic washer and dryer vent.
87. 2" x 6" exterior wall construction.
88. Engineered floor joists & 3/4" plywood subfloor.

CUSTOMER FRIENDLY UPGRADE PROGRAM

89. 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

90. 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.
91. Some walkout lot conditions shall include as per plan a 5' x 7' deck, 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.

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

92. Rough-in for central vacuum system to garage.
93. 3-piece rough-in to basement, location to be determined by vendor.

ADDITIONAL FEATURES

94. Humidifier connected to furnace.
95. Heat Recovery Ventilator (HRV) for improved indoor air quality.
96. Complete central air conditioning.
97. Bell, Cable and CAT5 to be terminated in The Zancor Smart Home.

CONDITIONS

98. 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.
99. The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closure date.
100. Purchaser agrees to pay Tarion enrolment fee on closing as an adjustment.
101. Purchaser acknowledges that Tarion enrolment fee is based on the purchase price herein.
102. 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., may be for display purposes only and may not be included in the dwelling unit purchased herein.
103. Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
104. 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.
105. 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.
106. Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
107. 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.
108. The vendor shall be entitled to reverse the plan of the house being constructed.
109. 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.
110. 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.
111. 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. August, 2013