



QUALITY APPOINTMENTS

ZANCOR
HOMES

IMPRESSIVE EXTERIOR FEATURES

Superior architecture and design, featuring homes with inspired combinations of genuine clay brick, stone, vinyl siding and exterior trim in select locations per elevation.

Qualifying streetscapes with architecturally-controlled exterior colour schemes, elevations, signs and materials.

Detailed masonry work with linking stone or pre-cast concrete accents including keystones and window sills per elevation. Coloured mortar and recessed masonry joints on front elevations for a unified finished look.

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

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

Fully added front, side and rear yards plus backyards. Narrow side yards between houses may be provided at builder's sole discretion.

Main entries featuring impressive single or double metal insulated doors with glass window inserts (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.

Pre-cast and/or poured concrete steps at front, 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 the garage and one in the rear yard (locations to be determined by builder).

Door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coat hangers (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 driveway.

Customized builder address plaque (location to be determined by builder).

SUPERIOR INTERIOR FEATURES

Saving 2" main floor ceilings with impressive 8" second floor ceilings. Basement ceilings are approximately 7'-8" (except in sunken or raised areas, stairways and where there are noad, dropped or cathedral ceilings).

Easy maintenance smooth ceilings in kitchen, laundry room, powder room and all bedrooms. Stiplled ceilings with 4" smooth border throughout finished areas on main and second floor (if applicable).

Main staircases with oak veneer stringers with carpet grade treads and risers to finished areas with oak picture, handrail and nosing in a warm natural finish (as per plan, from builder's standard samples).

Choice of one interior quality paint colour from builder's standard samples with kitchen, laundry and all bedrooms painted in an eggshell finish.

Reinforced concrete garage floor with grade beams.

Vented cold collar with light, door and drain (as per plan, grade permitting).

Dropped ceilings and bulkheads (where applicable).

Professional dust cleaning at time of occupancy.

GOURMET KITCHEN FEATURES

Custom designed deluxe kitchen cabinets with taller upper cabinets and laminate countertops in a wide choice of styles from builder's standard samples.

Breakfast bar in kitchen with extended flush bar top (as per applicable plan).

Stainless steel double bowl kitchen sink with single lever pulldown 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.

Efficient two-speed exhaust white hood fan vented to exterior over stove area. Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LUXURIOUS BATHROOM FINISHES

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

Separate master ensuite bathroom shower stall (as per plan) to include grand marble surround, per light, frameless glass enclosure and larger rain style showerhead.

Luxurious deep soaker tub in main bathroom-alcove.

Shining freestanding soaker bathtub with Roman tub filler in master ensuite bathroom (as per plan).

Pedestal sink in powder room with single-lever faucet (as per plan).

White ceramic accessories in all bathrooms and powder rooms.

Mirrors included in all bathrooms and powder rooms to be approx. 42" high.

White plumbing fixtures.

Chrome finish faucets for all vanities and showers (as per plan, from builder's standard samples).

Efficient exhaust fans in all bathrooms.

Choice of quality bathroom cabinets with choice of laminate counters from builder's standard samples.

Privacy locks on all bathroom doors.

Shut-off valves 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) (if required). Laundry areas on second floor will come with a floor drain.

EXQUISITE FLOORING FINISHES

Quality 12" x 12" (or 13" x 13") ceramic tile flooring in entry, powder room, bathrooms, kitchen, breakfast area and laundry room (as per plan, from builder's standard samples).

Luxurious premium quality 40 oz. broadloom with foam underpad in non-tiled areas on second floor (as per plan). Your choice from builder's standard samples.

Quality laminate flooring on main floor in a natural finish (including tiled areas and bedrooms, from builder's standard samples).

Transition strip to be used between different floor materials.

BREATHTAKING WINDOWS, DOORS & MILLWORK

Staining 414" colonial style baseboard, painted white throughout with doorstop to tiled or laminate floor areas. 24" casing painted white on all doors, windows and flat archways throughout finished areas (as per plan).

Casual two-panel smooth style exterior doors, except where indicated as minor sliding doors. Not applicable to cold rooms or exterior doors.

Safe-sidel livers on all interior doors. Privacy locks on all bedrooms and powder room doors.

Doors, windows and full archways to be trimmed (as per plan). Archways to be approx. 8" high on main floor where applicable.

Vinyl basement Low-E thermopane windows (as per plan).

Low-maintenance structural vinyl Low-E thermopane 30" x 16" 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.

Mixed slides or two-panel door(s) at front entry closet (as per plan).

LIGHTING & ELECTRICAL

100 amp electrical service with circuit breaker panel.

Fully installed exterior light fixtures.

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

Two exterior waterproof electrical outlets (one at front porch and one at rear yard). Switch controlled holiday plug in front elevation wall. Plug for future garage door opener.

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

Switch controlled receptacles in living room.

One automatic smoke/alarm 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 second floor ceilings fully insulated - ceiling to R-50 and walls to R-22. All insulated areas to be covered by poly vapor barriers.

Spray foam insulation in garage ceilings.

Spray foam around windows and doors for increased air tightness.

Basement walls insulated full height, as per code.

House to be "gas ready", including rough-in gas line to BBQ.

Ducting sized for future air conditioning.

Water-saving aerators on all faucets.

Water-saving toilets.

Water-saving showerheads on all showers with temperature control valves.

SECURITY FEATURES FOR YOUR PEACE OF MIND

Exterior hinges and strike plates reinforced with extra living screws.

Additional blocking at all exterior doors/jamb.

Additional screws at patio door to prevent lifting.

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

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

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

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

2" x 6" exterior wall construction.

CUSTOMER-FRIENDLY UPGRADE PROGRAM

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

LOOKOUT AND WALKOUT CONDITIONS

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

Walkout lot conditions 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) (locations to be determined by builder).

Rough-in for cable TV (4) (locations to be determined by builder).

Rough-in (3) networking (cat-5).

3-piece rough-in to basement (location to be determined by builder).



Rain Showerhead in Master Ensuite



FEATURES & FINISHES



Deluxe Kitchen Cabinets



Laminate Flooring (as shown in kitchen)



USB Outlets (shown in kitchen)



8ft Sliding Door to Backyard (as per plan, subject to local code)



Luxurious Soaker Tubs



Pullout Designer Kitchen Faucet



13"x13" Ceramic Floor Tiles



Oak Pickets and Handrail



Framed Glass Shower

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Actual features and finishes may differ and are subject to change without notice, as per applicable plan. Please refer to Quality Appointments for more detailed information. E.S.O.E.

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.S.O.E.