

IMPRESSIVE EXTERIOR FEATURES

- Superior architecturally designed homes with inspired combinations of clay brick, Stone®, stucco and exterior trim in select locations per elevation.
- Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
- Detailed masonry work with striking pre-cast concrete accents including keystones, windowsills, headers, and entrance arches per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look.
- Gracious covered porches, charming balconies and porticos (as per plan).
- Traditional Carriage style garage doors with beautiful glass inserts (as per plan).
- Fully sodded front, side, and rear yards plus boulevards.
- Main entries featuring impressive single or double thermal insulated doors with magnificent glass window inserts (as per plan).
- Poured concrete basement walls, wrapped with quality air-gap, waterproof membrane and weeping tiles for extended protection.
- Pre-cast concrete walks to front entries (where applicable).
- Low maintenance free aluminum or vinyl soffits, fascias, eavestroughs and downspouts.
- Two exterior water taps; one in garage and one in the rear (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 shingles with a 25-year manufacturer's warranty and/or metal roof (as per plan).
- Complimentary fully paved driveways.

SUPERIOR INTERIOR FEATURES

- Soaring 9' main floor ceilings with higher arches and impressive 8' second floor ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings, beams or ductwork).
- Easy maintenance smooth ceilings in kitchen, powder room and all bathrooms. Stippled ceilings with 4" smooth border throughout main and second floor (where applicable).
- Direct vent gas fireplace featuring painted mantel from builder's standard samples (as per plan).
- Elegant oak veneer stairs (main stair, with oak treads, oak veneer stringers and risers) handrails and spindles to finished areas in a warm natural finish (as per plan).
- Choice of two interior quality paint colours from vendor's samples (laundry and all bathrooms finished in semi-gloss).
- Wire shelving installed in all closets.

- Reinforced concrete garage floor with grade beams.
- Dropped ceilings and bulkheads over kitchen cabinets (where applicable).
- Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation.
- Duct cleaning at time of occupancy.

GOURMET KITCHEN FEATURES

- Kitchen cabinets with laminate countertops in a wide choice of styles from vendor's standard samples.
- Breakfast Bar in Kitchen with extended flush bar top as per applicable plan.
- 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.
- Energy 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, with 2 rows of 8" x 10" tile around oval tub (where applicable).
- Separate shower stall (as per plan) to include framed glass enclosure surround, grand marble surround and potlight.
- Pedestal sink in powder room (as per plan).
- 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.
- Energy efficient exhaust fans in all bathrooms.
- Choice of quality bathroom cabinets with choice of laminate counters 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 ACCENTS

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

EXQUISITE FLOORING FINISHES

- 2 1/4" x 3/4" solid hardwood in natural finish to main floor and upper hall (to finished areas, except tiled areas as per plan).

- Quality ceramic 12" x 12" tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas and laundry room (as per plan).
- 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

- Striking 4 1/4" colonial style baseboard, painted white throughout with doorstep to tiled or hardwood floor areas. 2 3/4" casing painted white on all doors windows and flat archways throughout finished areas (as per plan).
- Classy two panel style interior doors, except where indicated as sliding doors. Not applicable to cold storage or exterior areas.
- Doors, windows and full archways to be trimmed per plan.
- Vinyl casement or vinyl single hung thermopane Low E windows (as per plan).
- Low maintenance structural vinyl thermopane Low E basement windows (as per plan).
- Sliding thermal-glazed patio door or garden door (as per plan).
- Extensive caulking for improved energy conservation and draft prevention.

LIGHTING & ELECTRICAL

- 100 amp electrical service with circuit breaker panel.
- Fully installed exterior light fixtures.
- Two exterior waterproof electrical outlets (one being in garage). Holiday plug in front elevation soffit.
- Light fixtures provided throughout finished areas except in living room and dining room with white decora style switches and receptacles.
- Automatic smoke detectors installed on every floor and in ALL bedrooms for family safety. Carbon monoxide detector.
- Electric door chime with doorbell at front entry.
- Switch controlled receptacles in living room.
- 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 electronic ignition and thermostat for improved indoor air quality and comfort.
- 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.
- Basement walls insulated full height (as per Building Code).
- Houses "gas ready", including line to BBQ.
- Ducting sized for future air conditioning.

SECURITY FEATURES FOR YOUR PEACE OF MIND

- 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. All sub-floors will be glued and re-fastened with screws prior to floor finishes. All joints to be sanded.
- Taps and drains for automatic washer and dryer vent.
- 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 to choose their colours and materials. (When schedules permit).

LOOKOUT AND WALKOUT CONDITIONS

- 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.
- 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

- Rough-in for central vacuum system to garage.
- Rough-in for telephone (3), location to be determined by vendor.
- Rough-in for cable T.V. (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), location to be determined by vendor.

CONDITIONS

- 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.