

FEATURES & FINISHES

EXTERIOR AND CONSTRUCTION FEATURES

- Stunning preselected exterior colour schemes which include striking brick and stone details (as per plan)
- Luxury windows throughout (fixed or operating, as per plan), with exterior caulking. All windows will be Vinyl, Low E, and Argon gas filled
- Stylish metal insulated sectional roll-up garage door
- Base coat asphalt driveways and precast concrete walkway to front entrance
- Decorative address plaque, location determined by Vendor
- Screens provided with all operating windows and patio doors
- Dead bolts on front entry door and rear access door, where applicable
- Exterior lighting, location to be determined by Vendor

INTERIOR FINISHES

- Approximately 9’ basement ceiling, 10’ ceiling on ground floor, 9’ ceiling on second floor excluding low headroom areas due to mechanical systems and/or dropped or sloped areas
- Upgraded modern style baseboards and door/window trim throughout
- Approximately 8’ interior doors on ground floor and 6’ 8” doors connected throughout
- High-quality oak stairs in all finished living areas (as per plan)
- Coordinating oak handrails, 1 3/4” oak pickets, and oak nosing from Vendor’s standard samples
- Elegant smooth finish ceilings throughout
- All interior walls to be painted with Low VOC quality with flat finish latex paint
- Interior doors and wood trim to be painted with Low VOC semi-gloss white paint
- Interior doors to include finish hardware
- All closets to include a hanging rod and shelving. Linen closets to feature shelves as well

KITCHENS

- Kitchen cabinets with extended height uppers, from Vendor’s standard samples
- Double stainless-steel sink with single lever contemporary kitchen faucet with integrated pull-out spray
- Attractive granite/quartz kitchen countertops from Vendor’s standard samples
- Servery/Pantry with shelving (as per plan). Shelving not included with opt. wine room

BATHROOM FEATURES

- Chrome faucets for all bathroom vanities and showers
- Showers with pressure balanced and temperature control valves
- Ceramic wall tiles in all bathtub enclosures up to the ceiling (excloding freestanding tubs)
- Selection of modern vanity cabinets and granite/quartz countertops in all bathrooms and powder rooms, (as per plan), from Vendor’s samples
- Porcelain sinks in all bathrooms with single lever contemporary faucets with mechanical pop-ups in all bathrooms
- Vanity mirrors, location to be determined by Vendor
- Privacy locks on all bathroom doors

ROUGH-INS

- Rough-in outlets in all bedrooms, kitchen and family room to provide for future high-speed internet access, personal communication services and digital television (location to be determined by Vendor). Purchaser to arrange services directly with Cable Company after closing
- Rough-in for two (2) telephone outlets (location to be determined by Vendor). Purchaser to arrange services directly with Phone Company after closing
- Three (3) piece plumbing rough-in in basement (as per plan)

ELECTRICAL & MECHANICAL FEATURES

- Door chime at front entry
- All homes with 200-amp breaker panel service
- Interior light fixtures provided in kitchen, bedrooms, bathrooms, family room, living room, dining room, den, laundry and hallways, (locations to be determined by Vendor)
- Gas fireplace (as per plan)
- White Decora switches, receptacles and switch plates throughout
- Carbon monoxide detectors and smoke detectors as per the Ontario Building Code
- Programmable thermostat for elevated comfort
- High-efficiency furnace with air conditioner and HRV
- High-efficiency gas hot water tank on rental basis
- GFI outlets in each bathroom
- One exterior weatherproof electrical outlet with ground fault interrupter at the front and back of home, location to be determined by Vendor
- BBQ gas line at back of home, location to be determined by Vendor
- All homes will be on well water and septic tanks
- Receptacle in garage for future garage door openers
- Strip lighting in all bathrooms, including powder room
- Recessed waterproof safety light in all separate shower stalls
- Exhaust fans in all bathrooms, as per the Ontario Building Code
- Two (2) exterior frost-free hose bibs (one (1) in garage and one (1) in location to be determined by the Vendor)

FLOORING

- Purchaser’s choice of porcelain/ceramic floor tiles in foyer, bathrooms, powder room, kitchen, laundry room and finished basement landing (as per plan), from Vendor’s standard samples
- Hardwood Flooring throughout all non-tiled areas (as per plan), from Vendor’s standard samples

ALL WARRANTY ARE COVERED BY TARION WARRANTY CORPORATION.

One Year Warranty Protection:

- Requires the home to be constructed in a workman-like manner and free from defects in material
- Protects against unauthorized substitutions
- Requires the home to be fit for habitation
- Protects against Ontario Building Code violations
- Applies for one year, beginning on the home’s date of possession even if the home is sold

Two Year Warranty Protection:

- The home is free from defects in workmanship and materials including caulking of windows and doors to prevent water penetration as well as water penetration through basement or foundation walls
- Defects in workmanship in the plumbing, heating and electrical distribution systems
- Defects in the materials or workmanship which result in the detachment, displacement or deterioration of exterior cladding
- Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act

Seven Year Warranty Protection (Major Structural):

- Defects in workmanship and materials that result in the failure of a load bearing part of the house structure or any defect in workmanship or material that adversely affects your use of the building as a home. Warranty as defined by the Ontario New Home Warranty Plan Act

