

FEATURES AND FINISHES

EXTERIOR FEATURES

- Every home exterior is comprised of brick, stone, and stucco, with coloured mortar and/or prefinished cladding as per elevation.
- Exterior paint colour selected by Builder's architect.
- Unique custom inspired roof pitches & mansard rooflines enhance all elevations as per applicable model.
- Low maintenance pre-finished aluminum eavestroughs, downspouts, and soffits.
- Insulated metal main Suite Entry door(s) with deadbolt.
- Contemporary exterior light fixtures on front elevation, as per Builder's architect.
- Doors and windows sealed with high quality caulking.
- Pre-cast slab patio, walkway, and steps with rear patio doors as required.
- Asphalt paved driveway.
- Attic insulation, exterior wall insulation and exterior basement wall insulation as per Building Code requirements.
- Poured concrete porch as per plan.
- Poured concrete basement with weeping tiles where applicable with heavy duty damp proofing.
- All elevations are under strict architectural and colour control to ensure a harmonious and integrated streetscape.
- Self-sealing 25-year manufacturers' shingles warranty in architecturally controlled colours.
- Garage access door to the interior as per plan, where grade permits.
- Fully graded and sodded lot in accordance with the requirements set out by the municipality.
- Skylights are provided in bedrooms where noted to serve as an additional light source.
- Balconies are private amenities provided in each lot as per elevation.

INTERIOR FEATURES

- Soaring 9' Ceiling on the First and Second Floors and approximately 8' Ceiling on the Main and Basement levels (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings) with semi solid interior doors. Heights are approximate dimensions.
- Smooth ceilings included in kitchen, powder rooms, and bathrooms.
- Elegant oak railing and pickets completed in natural finishes on selected models.
- Oak main staircase completed in natural finishes on selected models.
- Textured ceiling in the living room, dining room, hallways, family rooms, bedrooms with a smooth border.
- All drywall applied with screws and nails.
- Paint grade colonial trim on all doors, windows and baseboard.
- All arches on the main floor to be trimmed.
- All interior walls to be finished with flat off-white paint, except for kitchen, bathrooms and wood trim, which are painted with semi-gloss off-white paint. All wood trim will be white.
- All interior door levers to be polished brass.
- Shelf and hanging rod installed in closets.
- Shelving installed in linen closets.

KITCHEN AND LAUNDRY

- Quality cabinetry selected from vendor's standard samples, with optional upgrade to extended-height upper cabinets.
- Exhaust hood fan (white) over the stove is with outside venting, exhaust hood includes light.
- Quartz kitchen countertops selected from vendor's standard samples.
- Double stainless-steel sink with washer-less single lever faucet.
- Heavy duty plug receptacle provided for the stove, plus rough-in for future dishwasher. Optional secondary stove receptacle available as an upgrade.
- Split electrical outlets at counter level for small appliances.
- Outside venting, for dryer.

BATHROOM FEATURES

- Vanities in main and ensuite bathrooms except where pedestal sinks are indicated, as per plan.
- Premium grade ceramic wall tiles, two rows around the tub, and up to ceiling in enclosed separate shower stalls.
- Quality white fixtures in all washrooms from builder's samples.
- Vanity mirrors in all bathrooms.
- Exhaust fan in all bathrooms.
- Single lever faucet for tubs, sinks and showers as per the model type.
- Pressure balanced valves on all showers.

FLOORING FEATURES

- Quality broadloom carpet in bedrooms from builder's standard samples.
- 12" x 12" ceramic floor tiles in foyer, kitchen, powder rooms, laundry room & mud room from builder's standard samples as per applicable plan.
- Pre-finished engineered 3 1/4" hardwood on the first floor as per plan.
- Quality carpet in bedrooms, rec room and hallway from builder's standard samples.
- All sub-floors sanded.

DOORS & WINDOWS

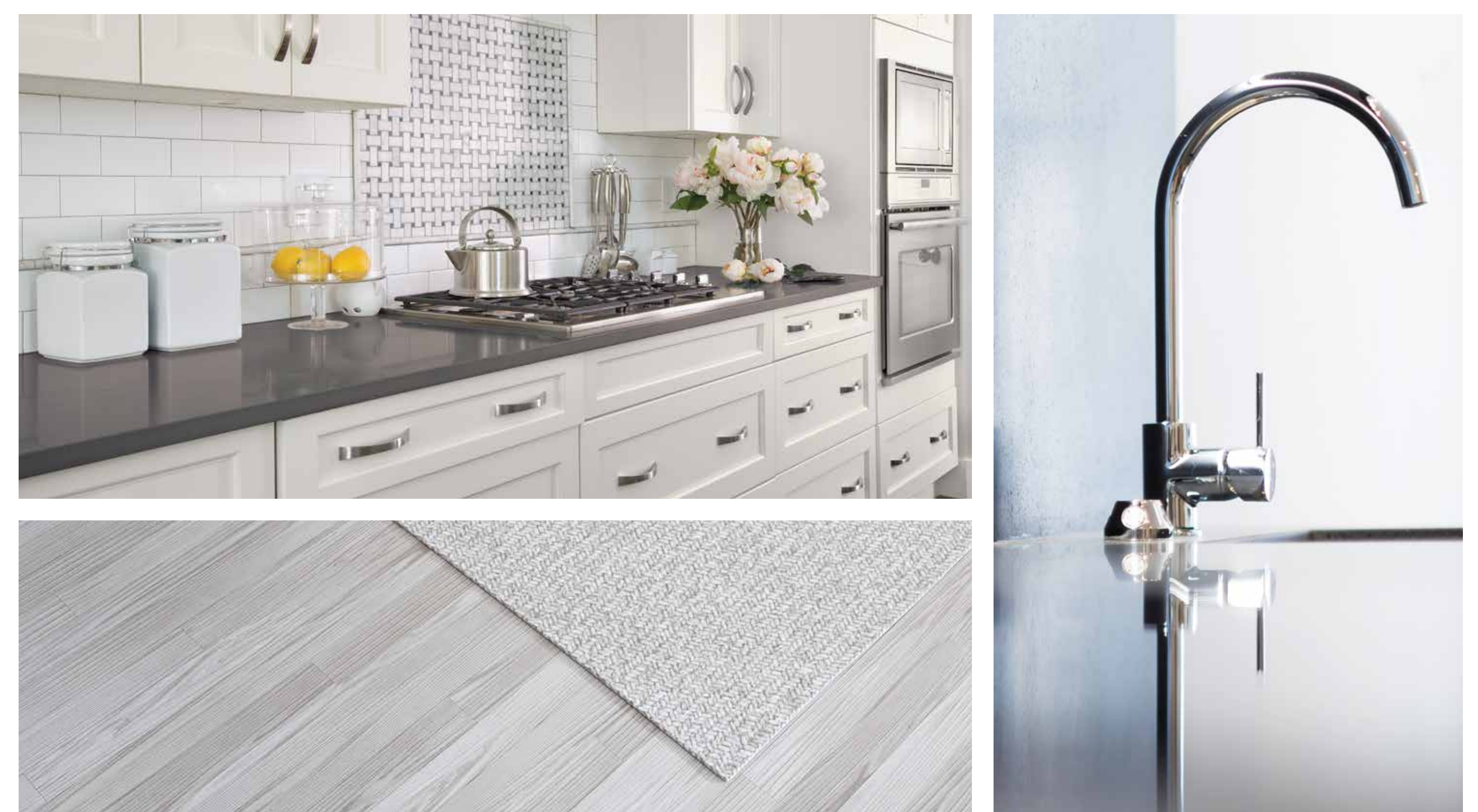
- High-quality maintenance free thermo-pane casement windows with black exterior and white interior.
- High quality basement windows.
- Screens on all operable windows.
- Metal insulated entry doors with high quality weather stripping.
- Sliding glass patio doors to rear where applicable as per plan.

ELECTRICAL, HEATING AND PLUMBING FEATURES

- 100 AMP electrical service with breaker panel and copper wiring throughout. with an option to upgrade to 200 AMP service line.
- Quality light fixtures provided throughout including ceiling light fixtures in bedrooms.
- Pre-wiring for cable TV in family room and master bedroom, and telephone pre-wiring in all bedrooms and kitchen (No Plates).
- Electrical door chime.
- Interconnected Smoke & Carbon Monoxide Detectors included on each floor, and in each bedroom.
- White toggle switches and receptacles.
- Electrical outlet provided in the garage along with waterproof exterior outlets (location to be determined by Vendor).
- Heavy-duty receptacle and wiring provided for washer & dryer.
- High-efficiency natural gas forced air furnace and heating system.
- Hot water tank/tank-less on a rental basis.
- Hose bib provided in garage and one on the rear (location to be determined by Vendor).
- Duct work to accommodate future air conditioning installed by Purchaser.

WARRANTY

- Taron 7 years- major structural defects,
- Builders 2 years-plumbing, heating, electrical systems and building envelope, 1 year all other items.



All plans, elevations, and specifications are subject to modification from time to time by the builder according to The Ontario Building Code and new laws or architectural controls, as per City requirements. Images and illustrations are artist's conception and are for marketing purposes only. All dimensions are approximate and are subject to change without notice. All specifications and materials are subject to change without notice. Floor and specific features will depend on the Vendor's package selected. Actual useable floor space may vary from the stated floor area(s). E.&O.E. November 2024.