town homes
features & finishes

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exterior

features & finishes

- Architecturally controlled and preselected exterior colour packages (for brick, stucco, wood, staccato board, polymer shakes, siding, shingles, stone, exterior painting, soffit and other accent details in other materials as per model type – actual detailing may vary from Artist's Concept & subject to grade conditions as per plan.) to provide a visual harmony of the streetscape.
- Professionally graded & sodded lot to requirements of Municipality except paved areas. Precast concrete slabs at exterior entrances.
- Paved asphalt driveway; base & top coats.
- Satin Nickel front door grip set & deadbolt lock & black exterior coach lights where applicable as per plan.
- Quality self sealing asphalt roof shingles from Vendor's pre-determined colour packages.
- Convenient direct access from house to garage, metal insulated steel door with deadbolt if grade permits, with safety door closer as per plans with aluminium threshold and weatherstripping.
- Metal insulated front entrance door(s) with glass insert and aluminium threshold & high-quality weather stripping (transom if required) as per plan.
- Premium stylish metal sectional roll-up garage door with glazing, as per plan (excludes weatherstripping on sides of door).
- Weatherstripping on all exterior doors.
- Colour coordinated vinyl casement windows throughout with operating windows to be screened colours based on exterior package (excluding basement windows).
- Low maintenance aluminium soffit, fascia, eaves troughs and down spouts.
- Cold cellar as per plan if grade permits.

finishings

- Partially finished basement included in square footage of home.
- Quality carpet with underpad in finished lower level & bedrooms excluding all tiled & hardwood floor areas as per plan.
- 12” x 24” tile floor in foyer, all bathrooms and laundry room above grade as per plan.
- Stained 5/8” x 3/4” pre-finished engineered red oak hardwood flooring on ground, main & second floor hall including main staircase landings as per plans except tiled areas.
- Stained red oak staircases throughout finished areas to compliment hardwood floor finish & elegant decorative wrought iron pickets.
- Smooth ceiling throughout main floor finished areas, not including open to above areas as per plan.
- Stippled ceiling spray with smooth 4” borders throughout basement & second floor excluding bathrooms & finished above grade laundry room (all walk-in closets will have sprayed stippled ceiling only with no border).
- Fully painted interior off white. All interior doors and trim to be painted white.
- Electric fireplace surface mounted with remote & hardwired as per plan.
- Stylish Carrara 2-panel interior doors as per plan.
- Approximately 4-1/8” baseboard & 2-3/4” casing throughout.
- Wire shelving in all closets.

structural

- 5/8” tongue & groove subfloor throughout glued, & screwed to engineered floor joists.
- Poured concrete foundation basement walls damp-proofed with additional foundation wrap excluding garage.
- 9’ ceilings on main and 9’ ceilings on second floor (as per plan) except where construction plans indicate otherwise.

insulation & heating

- All insulation in exterior walls, roof & in basement in accordance with the standards set as per building code & expanding foam insulation on garage ceiling under living space.
- High efficiency forced air gas furnace with HRV (Heat Recovery Ventilator) & sealed ductwork in basement as required.
- Central Air Conditioning system included for maximum comfort (sized according to HVAC Designer).

kitchen

features & finishes

- Beautifully crafted upgraded cabinetry with extended uppers & under valance lighting complemented by a convenient bank of drawers & flush breakfast bar on the island, as per plan & selected from the Vendor's Designer packages. Choice of hardware from Vendor's samples.
- Stainless steel built-in oven, cooktop, microwave & dishwasher – Supply Only.
- Convenient pot & pan drawer.
- Quality Quartz or Granite countertops included in Vendor's packages.
- Double basin undermount stainless steel sink with single lever faucet & convenient pulldown spray.
- Heavy duty electrical outlet for electric stove top.
- Two-speed hood fan over stove with 6" duct exhaust vented to exterior.

bathroom & plumbing

features & finishes

- Powder room on main floor with pedestal sink. Vanity in all other bathrooms.
- Quality Quartz or Granite countertop in all bathrooms complete with undermount sink excluding powder room as per plan.
- White plumbing fixtures.
- Energy efficient water saver toilet tanks.
- Mirrors in all bathrooms with strip lighting above.
- Single lever high efficiency water saving chrome faucets in all vanities, tubs, showers with pop-up mechanical drain as per plan, excluding freestanding tubs.
- Luxurious freestanding tubs receive three-piece faucet with spout where applicable.
- Pressure balance high efficiency water saving shower controls in all bathrooms where applicable.
- Frameless glass shower in primary ensuite complete with glass door & recessed waterproof light fixture as per plan.
- Privacy locks on all bathroom entry doors.
- Shut off valves for kitchen sink & all bathroom sink(s) and toilets.
- Water connections for future washing machine provided as per plans.
- Two exterior water taps with interior shut-off (one in garage & one at rear of house).
- Tankless High Efficiency water heater on a rental basis.
- Laundry tub provided as per plan.
- Sump pump to be supplied & installed as required by Municipal requirements.

electical

- 100 amp. heavy duty copper wiring with circuit breaker panel, smoke detector with strobe light & CO2 detector as per building code.
- Exterior waterproof electrical outlet located at front porch & rear of house.
- One electrical outlet in garage on ceiling for each parking space, as per plans.
- Heavy duty receptacle for clothes dryer in laundry room.
- Exhaust fan vented to exterior in all bathrooms as per plan.
- White “Decora” light switches.
- 10 main floor pot lights with locations selected by purchaser at Structural Appointment, excluding waffled and coffered ceilings connected to existing switch.
- CAT6 rough-in to family room.
- Electrical outlets with ground fault interrupter (GFCI) beside vanity in all bathrooms (interconnected).
- Roughed-in central vacuum system (termination may be in basement, garage or both as determined by builder).
- Pre-wired for telephone jacks.
- Switched ceiling light fixtures with LED lights in all rooms except for the living room, which will receive a switch-controlled wall outlet.
- Medallion Plus Automation Package – one Smart lock, one Smart front door camera, one Smart thermostat, one Smart water shut off & two Smart electrical switches.

ontario new home warranty program (TARION)

features & finishes

- One (1) year Builder's comprehensive warranty – workmanship & materials.
- Two (2) year limited warranty – electrical, plumbing & heating delivery & distribution systems, water penetration & exterior cladding.
- Seven (7) year major structural defects warranty.

Corner lots, townhome end units & priority lots may have special treatments which may require window changes & minor interior modifications to balance & improve the elevations of the house exposed to street. The purchaser accepts such changes as constructed or as necessary.

All choices where applicable may be chosen from Vendor's samples provided that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making such selection (and provided in the case of a dwelling that has been constructed or under construction such choices have not already been ordered or installed). If the colours and materials chosen by the Purchaser (within fourteen (14) days of acceptance of this Agreement as provided for below) are not available or the closing will be delayed by reason of such choice, the Purchaser shall, within seven (7) days of request by the Vendor or its representative, make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 1(d) of Schedule "A" to this Agreement.

All colour and material choices must be submitted to the Vendor within fourteen (14) days of acceptance of this Agreement. The Vendor reserves the right to substitute any materials, supplies, styles or finishes used or to be used in construction of the Dwelling including as a result of change of suppliers provided that such substitute materials, supplies, styles or finishes are of equal or better quality than those represented to the Purchaser as determined by the Vendor in its sole discretion. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's Architect. The Purchaser agrees that the Vendor's Architect shall be entitled to site the Dwelling upon subject lands. Actual elevations will be similar to Artist's conception but may not be exactly the same.

Vendor is not responsible for shade differences occurring from different dye lots including with respect to tile or carpets, hardwood flooring, kitchen cupboards, bricks or mahogany trim and doors. Details of front doors may not be exactly as shown on renderings. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the Dwelling before the closing. Purchaser acknowledges that breach may result in termination of sale at Vendor's option. Appliances are supply only – Vendor will not hook up appliances. Electrical disconnected at panel/breaker. Purchaser to arrange delivery of appliances after closing. Bathroom accessories are not included.

The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the Dwelling before the closing. Purchaser acknowledges that breach may result in termination of sale at Vendor's option.

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