



LUXURY FEATURES & FINISHES

Custom Quality Construction

- All clay brick and/or stone construction (as per plan)
- Porches are a gracious feature; where provided porches are re-enforced poured concrete
- Steep roof pitches enhance all elevations
- Self-sealing high grade architectural fiberglass laminate shingles
- Backyard access through garage on specified Towns (as per plan)
- Accent steel metal roofs, as per plan
- Superior 2” x 6” wood and steel beam exterior construction
- Exterior walls insulated to R22; basement wall insulated to R20 (8” from finished basement floor), with R60 insulation in ceilings
- Spray foam garage & porch ceilings above habitable space
- All subfloors to be sanded and fastened with glue & screws
- Roof sheathing 3/8” plywood or equal material
- High performance engineered flooring system “T” joists
- Stucco accents & gables as per plan
- Maintenance free aluminum soffits, fascia, eavestrough & downspouts
- Vinyl clad casement windows on all elevations (front elevation windows may have upgraded internal grilles, as per plan)
- Basement windows to be vinyl framed sliders. All windows are double pane thermal glazing. Operating windows have screens
- All doors and windows to be fully caulked
- Steel clad insulated front entry door(s) with glass insert (as per plan)
- 9’ ceilings on main floor and 8’ ceilings on 2nd floor are standard throughout
- Sliding patio door(s) with screen, as per applicable plan
- Rear garden doors for 38’ and 42’ Single homes (as per plan)
- Standard cold cellars with steel pan construction on Singles and Semis (as per plan)

Electrical and HVAC

- One carbon monoxide/smoke detector combo and strobe light on floors with sleeping areas
- One smoke detector & strobe light on floors with no sleeping areas
- One smoke detector & strobe light in every bedroom
- 200 AMP electrical service with upgraded panel
- Heavy duty wiring for stove and dryer
- White Decora switches and receptacles throughout.
- Ceiling outlets with builder supplied fixtures for vestibule foyer, hallways, laundry, kitchen and breakfast, dining room, library/den, and all bedrooms (as per plan)
- Pre-wired for television in family room and computer lofts (where applicable)
- Electrical receptacle above fireplace for television
- Telephone rough-in to kitchen
- Door chimes
- Security system rough-in provided on main floor
- 1 network location of choice
- 2 USB charging outlets, 1 in kitchen, 1 in Master Bedroom
- Three (3) electrical wall outlets and up to two (2) ceiling outlets for future garage door openers
- Rough In for future electric car
- Rough-in for central vacuum system piped to garage
- Weatherproof exterior electrical outlet in eaves for future festive lights
- Forced air natural gas heating with high efficiency furnace
- Gas fired hot water tank on rental basis complete with programmable thermostat for energy conservation
- HRV included

Laundry Room

- Laundry tub provided
- Hot and cold laundry taps for washer
- Outside vent for dryer
- Second floor curb-less laundry room equipped with floor drain

Spectacular Interior Finishes

- 13”x13” Ceramic/porcelain tile flooring (as per builder’s samples) in vestibule, main hall, powder room, kitchen, laundry room and all bathrooms (as per plan)
- 2 1/4” stained hardwood flooring throughout main floor on Singles from builder’s standard selection (excluding tiled areas as per plan). (Bungalows to exclude bedrooms and the hallways leading to them as per plan)
- Berber carpet is standard throughout (except in tiled & hardwood area) in Singles
- Berber carpet is standard throughout (except in tiled area) in Towns & Semis
- Choice of one paint colour on all walls, white paint colour on trim throughout
- One (1) coat of primer and one (1) coat of quality latex paint on all interior walls
- One (1) coat of primer and one (1) coat of quality semi gloss paint on all interior doors and trim
- Textured ceiling with 4” smooth borders throughout main and second floors except for kitchen, bathroom, and laundry room ceilings which are to have smooth finish
- Trimmed archways and passthroughs throughout (as per plan)
- 2 panel interior smooth doors with Aristocrat 4 1/4” baseboards and 2 3/4” casing, and Colonial doorstop for Semi’s and Singles; Towns are 3” baseboard and 2” casing, Colonial doorstop
- Satin nickel lever interior hardware
- Elegant main oak stair, with solid oak handrails, posts and pickets in natural finish
- Clean faced direct vent gas fireplace in great room or family room (as per plan), complete with standard painted wood mantle and marble surround (from builder’s standard samples)
- All duct joints in basement screwed & taped
- Wire shelving in all closets

Gorgeous Kitchen and Luxurious Bathrooms

- Oversized custom cabinetry in kitchen complete with extended upper cabinets with post formed Formica countertop, from builder’s samples
- Custom cabinetry in bathrooms, with post formed Formica countertop, from builder’s samples
- Double stainless steel ledgeback sink in kitchen with single lever upgraded MOEN pullout faucet
- Exhaust hood fan over stove area, vented to exterior
- Dishwasher rough-in provided includes electrical and plumbing only with space for dishwasher
- Single lever MOEN faucets with pop-up drains in all bathrooms
- Drop in white oval sink in all bathrooms
- Quality white fixtures in all bathrooms
- Main bathroom and ensuite (as per plan) to include fully tiled tub enclosure including ceilings, where applicable
- Mirrors in all bathrooms
- Scald guard temperature balance control faucets to all tubs/shower enclosures
- Water saver toilets
- Recessed waterproof shower pot light at separate tub and or shower enclosures
- Master ensuite to have oversized acrylic oval tub with ceramic tile backsplash to 16” minimum in height, & deck mounted faucets, where tub & shower are separate
- Separate oversized showers to be fully tiled (as per plan)
- Powder room to have white pedestal sink (where applicable).
- Freestanding tubs on Singles (as per plan)
- Rough in 3-piece bath in basement (as per plan)
- Standard seamless glass shower enclosures in Singles (as per plan)
- Curtain rod assembly for shower stall in Towns and Semis

Exterior Details

- Exterior hardware to comprise of decorative black finish exterior lights and stone cast house numbers, and brushed nickel finish grip set(s), on all exterior doors
- Two (2) exterior hose bibs, one at the rear and one in garage.
- Roll up garage door with glass inserts
- Maintenance free aluminum columns, posts and railings (as per plan)
- Walkway to porch at front entry
- Fully graded to municipal requirements
- Builder will provide a 2-coat paved asphalt driveway included.
- Fully sodded lot

UPGRADED ELEVATION C FEATURES

- All clay brick and/or contempo stone construction (as per plan)
- Vinyl clad casement windows on all elevations (front elevation windows may have upgraded internal contempo grilles, as per plan)
- 12”x24” Porcelain tile flooring (as per builder’s samples) in vestibule, main hall, powder room, kitchen, laundry room and all bathrooms (as per plan)
- 3 1/4” stained red oak hardwood flooring throughout main floor from builder’s standard selection (excluding tiled areas as per plan). (Bungalows to exclude bedrooms and the hallways leading to them as per plan)
- Cut & loop carpet standard throughout (except in tiled & hardwood area) in Singles
- Cut & loop carpet standard throughout (except in tiled area) in Towns & Semis
- Choice of one Benjamin Moore colour on all walls, white paint colour on trim throughout
- 5 panel interior smooth doors, upgraded 5 1/2” step bevel baseboards and 2 3/4” step bevel casing, Colonial doorstop
- Black or Satin Nickel lever interior hardware & hinges
- Clean faced direct vent gas fireplace in great room or family room (as per plan), complete with standard painted square mantle and granite or quartz surround (from builder’s standard samples)
- Oversized custom cabinetry with flat slab doors in kitchen complete with extended upper cabinets with granite or quartz countertop, from builder’s samples
- Custom cabinetry with flat slab doors in bathrooms, with post formed Formica countertop, from builder’s samples
- Undermount stainless steel single bowl sink in kitchen with upgraded 90 degree single handle MOEN faucet
- MOEN Rizon 8” double handle faucets with pop-up drains in all bathrooms and MOEN Rizon single handle faucet with pop-up drain in powder room
- Rectangular drop in porcelain sink(s) in all bathrooms
- Roll up contempo garage door with glass inserts

TARION Warranty Corporation Coverage

- 7 years - major structural defects
- 2 years - plumbing, heating, electrical systems and building envelope

Specifications subject to change without notice. E.&O.E.
2018



STRENGTH IN EXPERIENCE