



LUXURY FEATURES AND 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 asphalt 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 ¾" plywood or equal material
- High performance engineered flooring system "I" 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 (except where Bulkheads are required) 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 Towns (as per plan)

ELECTRICAL AND HVAC

- One carbon monoxide/smoke detector combo & strobe light on floors with sleeping areas
- One smoke detector and 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

- Upper cabinets in laundry (as per plan)
- 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)
- 3¼" stained hardwood flooring throughout main floor on Singles from builder's standard selection (excluding tiled areas) (Bungalows to exclude bedrooms and the hallways leading to them)
- Laminate Flooring is standard throughout main floor (excluding tiled areas) on Towns from builder's standard selection
- Berber carpet is standard throughout (except in tiled, laminate & hardwood areas)
- 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 throughout with Aristocrat 4¼" baseboards, 2¾" casing and 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 amily 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 & 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, and deck mounted faucets, where tub and 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 Singles

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

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. 2020



STRENGTH IN EXPERIENCE