



QUALITY APPOINTMENTS

PREMIUM EXTERIOR FEATURES

- All elevations are under strict architectural control to ensure harmonious streetscape.
- All exterior colours and brick selections are preselected by vendor.
- Exteriors feature: Stone, clay brick, pre-cast or brick sills, soldier coursing, decorative columns, and other masonry detail as per applicable elevation.

QUALITY 2 X 6 CONSTRUCTION

- Poured concrete basement walls with outside heavy duty damp-proofing, membrane wrap with weeping tile to prevent leakage and reduce humidity.
- Brush coat with cement finish to basement wall above grade.
- Sill Plate gasket is used for extra draft prevention.
- Steel beam construction (where applicable).
- **Maintenance Free Vinyl Casement** windows throughout (excluding basement).
- Some windows may have fixed panels.
- Maintenance free aluminum and/or vinyl soffit fascia, eaves trough and downspout.
- R-40 insulation in upper level ceiling.
- Self-sealing roof shingles with manufacturer's 25 year warranty.
- All exterior door frames and windows sealed with quality exterior caulking.
- All exterior wood trim (as shown on elevation) to be primed and painted.
- Two exterior water taps. (One at rear and one in garage).
- Clad wood sectional roll-up garage doors with **Insert** as per plan.
- Homes feature insulated, Classic style metal entry doors with **Glass Inserts**.

- Exterior detail package includes coach lamp(s), front door gripset with deadbolt lock, street number.
- Homes feature poured or pre-cast concrete steps at entry porch as per plan.
- Sliding patio doors to wood deck as per plan if applicable
- Garages are drywalled, taped and primed.
- Garage ceilings under habitable areas are insulated with spray foam.

DISTINCTIVE INTERIOR FINISHES

- Homes feature natural finish **Oak Pickets & Handrail**
- **9' Ceilings on Main Level**
- Homes feature two coats of decorator quality paint (including primer) on walls, smooth ceilings and woodwork trim. One colour choice throughout.
- Ceilings in living, dining, family rooms, halls and bedrooms are textured with smooth border. Ceilings in kitchen, laundry rooms and bathrooms are smooth.
- Ceilings in basement area (if applicable), are textured with smooth border.
- Elegant **Classic Style Doors** with Brass hardware.
- Walls are finished with colonial baseboard trim.

EXCEPTIONAL FLOORING

- **Designer Ceramic Tiles In Foyer, Kitchen Breakfast And All Bathrooms** as indicated per plan.
- In all other areas, quality 40-ounce carpet to be laid with quality foam under padding.
- **3/4" Sub Floor** sheathing screwed and or nailed to floor joists.

KITCHEN & LAUNDRY FEATURES

- Choice of **Custom Quality Cabinetry** with matching kick plates (from builder's samples).
- Kitchen cabinetry features an open, under-counter area for dishwasher.
- Countertops are a post-formed laminate in decorator colours from Vendor's samples.
- Fashionable breakfast bar as per plan.
- Kitchens feature quality **Double Stainless Steel Sink With Single Lever Faucet**.
- Stove area to have heavy-duty plug receptacle and wiring.
- Exhaust hood fan (white) will be installed over stove area and features outside venting.
- Quality single freestanding fiberglass laundry tub in laundry area (as per plan).
- Outside venting for clothes dryer will be provided.

LUXURY BATHROOMS

- Choice of **Custom Quality Cabinetry** with matching kick plates (from builder's samples).
- Main floor powder room features elegant pedestal sink.
- **Designer Ceramic Wall Tiles** installed in bathtub enclosures to ceiling height.
- Mirrors are provided in all bathrooms and powder rooms.
- Vanity countertops are a post-formed laminate.
- Bathrooms feature white ceramic fixtures from builder's samples.
- All bathroom accessories in quality decorator ceramic.
- Bathrooms feature **Water Saver** toilets and shower heads with temperature control.
- Exhaust fans vented to exterior, provided in all bathrooms.
- **Single Lever Faucets** featured in all bathrooms.
- Optional 3 piece rough-in in basement may be relocated at vendors discretion.

ELECTRICAL & LIGHTING

- **Quality Light Fixtures** installed in all bedrooms, bathrooms, kitchen, hallways and dining rooms.
- Vendor provides 100 AMP electrical services with copper wiring.
- Convenient circuit breaker panel box in basement or garage.
- Two exterior waterproof outlet, plus switch and plug in garage.
- All bathrooms are equipped with a safety hydro (GFI) receptacle.
- Smoke and CO detectors are installed on each level,
- Rough-in for telephone in kitchen & master bedroom.
- Rough-in for cable TV in builder's choice of family or living room.
- Door Chime

ENERGY EFFICIENT PLUMBING & HEATING

- **High efficiency** gas furnace-heating system.
- Gas heated hot water tank to be installed on a rental basis from builders supplier.
- Ductwork sized to accommodate future air conditioning.
- Furnace and Hot Water tank may be relocated at vendor's discretion

BUILDER'S GUARANTEE

7 YEAR MAJOR STRUCTURAL DEFECTS

2 YEAR HEATING, PLUMBING & ELECTRICAL SYSTEMS

1 YEAR ALL OTHER ITEMS

