



# QUALITY APPOINTMENTS

## KINGS LANDING

### AJAX

#### QUALITY EXTERIOR FEATURES

- Exterior features: Stone, clay brick, precast or brick sills, Precast or soldier coursing arches, covered porches, decorative columns, and other masonry details as per applicable elevation.
- **QUALITY 2 X 6 CONSTRUCTION.**
- **2016 Ontario Building Code Compliance Package “A1” for increased HOME ENERGY EFFICENCY.**
- **9’ CEILINGS ON MAIN LEVEL, 8’ ceilings on upper level.**
- 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).
- I-Joist construction.
- **MAINTENANCE FREE VINYL** casement or single hung windows on all front elevations as per plan.
- Some windows may have fixed panels.
- Maintenance free aluminum and/or vinyl soffit fascia, eaves trough and downspout.
- R-60 insulation in upper level ceiling.
- Self-sealing asphalt roof shingles with manufacturer’s 25 year warranty.
- All exterior door frames and windows sealed with quality exterior caulking.
- Two exterior water taps. (One at rear and one in garage).
- Insulated sectional roll-up garage doors with **DECORATIVE GLASS INSERT** as per plan.
- Homes feature insulated stained fiberglass entry doors with **HALF GLASS INSERT.**
- Exterior detail package includes coach lamp(s), front door Grip set with deadbolt lock and stone street number.
- Homes feature poured or pre-cast concrete steps at entry porch as per plans.

#### DISTINCTIVE INTERIOR FINISHES

- Home features natural finished handrails with **CONTEMPORARY METAL PICKETS.**
- Home features natural finish **OAK STAIRCASE** on main floor to second floor (as per plan).
- Homes features quality **DECORATOR PAINT COLOUR FOR WALLS AND TRIM.**
- **SMOOTH CEILINGS ON MAIN FLOOR.**
- Elegant smooth finish **CARRARA 2 PANEL DOORS** with **PEWTER LEVER HARDWARE.**
- **ELEGANT TRIMMED ARCHWAYS** as per plan.
- **GAS FIREPLACE** with wood mantle.
- Walls are finished with **CONTEMPORAY 4” BASEBOARDS AND 2 3/4” CASING.**

#### EXCEPTIONAL FLOORING

- **DESIGNER CERAMIC TILES IN FOYER, KITCHEN BREAKFAST AND ALL BATHROOMS** as indicated per plan.
- **2 ¼” X ¾” HARDWOOD FLOORING THROUGHOUT MAIN FLOOR** as indicated per plan from builder’s samples.
- All other areas feature **40 oz CARPET** to be laid with upgrade 5/8-inch foam under padding.
- 3/4” sub floor sheathing screwed and or nailed to floor joists.

#### KITCHEN & LAUNDRY FEATURES

- Spacious **ISLAND** with **FLUSH BREAKFAST COUNTER**
- Home features **GRANITE COUNTERTOP** for kitchen, from line 1 selections.
- Kitchen cabinetry features an open, under-counter area for dishwasher with rough in electrical (as per plan).
- Extended Uppers Cabinets
- Kitchens feature quality **DOUBLE STAINLESS STEEL DROP IN SINK.**
- Stove area to have heavy-duty plug receptacle and wiring.
- **STAINLESS STEEL HOOD FAN** with exterior venting.
- Quality single fiberglass tub in **WHITE BASE CABINET IN LAUNDRY.**
- Outside venting for clothes dryer will be provided.

#### LUXURY BATHROOMS

- **CUSTOM QUALITY CABINETRY** with matching kick plates (from builder’s samples).
- Main floor powder room features **ELEGANT PEDESTAL SINK.**
- Ensuite shower features **FRAMED GLASS ENCLOSURE** and door.
- **DESIGNER CERAMIC WALL TILES** installed in bathtub enclosures to ceiling height.
- Mirrors are provided in all bathrooms and oval mirror in powder room.
- Ensuite features **5 FOOT FREE STANSING TUB** with **CHROME FAUCET.**
- Bathrooms features **WATER SAVER** toilets and shower heads with temperature control.
- Exhaust fans vented to exterior, provided in all bathrooms and laundry.
- **SINGLE LEVER FAUCETS** featured in all bathrooms.

#### ELECTRICAL & LIGHTING

- **DECORA PLUGS AND SWITCHES THROUGHOUT.**
- **QUALITY LIGHT FIXTURES** installed in all bedrooms, bathrooms, kitchen, hallways and dining room.
- Vendor provides **200 AMP** electrical services with copper wiring.
- Rough in wiring and box for **FUTURE ELECTRIC CAR CHARGER.**
- Central air conditioning.
- Convenient circuit breaker panel box in basement.
- One exterior waterproof outlet, plus switch and plug in garage.
- All bathrooms are equipped with a safety hydro receptacle.
- Hardwired Smoke detectors with battery backup are installed on each level, including the basement, and all bedrooms.
- Hardwired Carbon Monoxide detector with battery backup installed on each level, including all bedrooms, and the basement.
- Rough-in for Bell telephone in kitchen, family.
- Rough-in for cable TV in family or living room.

#### ENERGY EFFICIENT PLUMBING & HEATING

- **96% HIGH EFFICIENCY** gas furnace-heating system
- Gas heated hot water tank to be installed on a rental basis from builder’s supplier.
- Ductwork sized to accommodate future air conditioning.
- Includes **75% HRV system** for increase air quality and circulation.
- Furnace and Hot Water tank may be relocated at vendor’s discretion.

