

An Exquisite Collection Of Finishes

IMPRESSIVE EXTERIOR FEATURES

1. Exquisite Victorian inspired homes with unique combinations of clay brick, stone, siding, detailed exterior trim features, durable Hardie Board and/or smartside siding in selected locations as per elevation with masonry detailing in brick (as per elevation).
2. Pleasing streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and material. Gracious covered porches, charming balconies and porticos (as per plan).
3. Premium quality clay brick and pre-cast concrete windowsills with coloured mortar and recessed masonry joints to front elevations for a refined finished look (where applicable per elevation).
4. Traditional Carriage style garage doors with beautiful glass inserts (as per plan).
5. Fully sodded front, side, and rear yards plus boulevards.
6. Main entries featuring impressive single or double thermal insulated doors with magnificent glass window inserts (as per plan).
7. Poured concrete basement walls, wrapped with quality air-gap, waterproof membrane and weeping tiles for extended protection.
8. Pre-cast concrete walks to front, side and rear entries (where applicable).
9. Maintenance free aluminum or vinyl soffits, fascias, eavestroughs and downspouts.
10. Two exterior water taps; one in garage and one in the rear (location to be determined by vendor).
11. Door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).
12. Self-sealing asphalt shingles with a 25-year manufacturer's warranty and/or metal roof (as per plan).
13. Fully drywalled and primed garage ideal for workshops.
14. Complimentary fully paved driveways.

SUPERIOR INTERIOR FEATURES

15. Soaring 9' main floor ceilings with impressive 8" second floor ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings).
16. Easy maintenance smooth ceilings in kitchen, powder room and all bathrooms. Stippled ceilings with 4" smooth border throughout main, second floor and third floor (if applicable).
17. Impressive coffered ceilings (as per applicable plan).
18. Elegant oak stairs, handrails and spindles to finished areas in warm natural finishes (as per plan).
19. Choice of two interior quality paint colours from vendor's samples with all kitchen, laundry and all bathrooms finished in semi-gloss.
20. Reinforced concrete garage floor with grade beams.
21. Dropped ceilings and bulkheads over kitchen cabinets (where applicable).
22. Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation.
23. Duct cleaning at time of occupancy.

GOURMET KITCHEN FEATURES

24. Custom designed deluxe kitchen cabinets with laminate countertops in a wide choice of styles from vendor's samples.
25. Breakfast Bar in Kitchen with extended flush bar top (as per applicable plan).
26. Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
27. Convenient split electrical outlets at counter level for small appliances.
28. Energy efficient two-speed exhaust white hood fan vented to exterior over stove area.
29. Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LUXURIOUS BATHROOM FINISHES

30. Quality ceramic wall tiles in tub and shower enclosure to ceiling height, with 2 rows of 6x8 tile or 1 row of 10x10 or 12x12 around oval tub (where applicable).
31. Separate shower stall (as per plan) to include grand marble surround and light fixture
32. Pedestal sink in powder room (as per plan).
33. White ceramic accessories in all bathrooms and washrooms.
34. Mirrors included in all bathrooms and powder room.
35. Cement "Wonderboard" (36" high) on shower enclosure wall(s).
36. White plumbing fixtures.
37. Energy efficient exhaust fans in all bathrooms.
38. Choice of quality bathroom cabinets with choice of laminate counters from vendor's standard samples.
39. Water saving aerators on all faucets.
40. Water saving toilets.
41. Water saving shower heads on all showers with temperature control valves.
42. Privacy locks on all bathroom doors.

LAUNDRY ROOM ACCENTS

43. Convenient fiberglass laundry tub in base cabinet with separate drain (as per plan).
44. Hot and cold laundry taps for washer with heavy duty wiring for dryer.
45. Outside venting for dryer.
46. Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required).

EXQUISITE FLOORING FINISHES

47. Quality ceramic tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas and laundry room (as per plan).
48. Luxurious premium quality 40 oz. broadloom with foam underpad in non tiled areas throughout main and second floors. (as per plan). Your choice from builder's standard samples in two colours.

BREATHTAKING WINDOWS, DOORS AND MILLWORK

49. Striking 4 1/4" colonial style baseboard, painted white throughout with doorstop to tiled or hardwood floor areas. 2 1/4" casing painted white on all doors windows and flat archways throughout finished areas (as per plan).
50. Classy two panel 'Capri' style interior doors, except where indicated as sliding doors. Not applicable to cold storage or exterior areas.
51. Doors, windows and full archways to be trimmed (as per plan).
52. Vinyl casement or vinyl single hung thermopane Low E windows (as per plan).
53. Maintenance free structural vinyl thermopane Low E basement windows (as per plan).
54. Sliding thermal-glazed patio door or garden door (as per plan).
55. Extensive caulking for improved energy conservation and draft prevention.
56. Mirrored sliders or wood colonial door(s) at front entry closet (as per plan).

LIGHTING & ELECTRICAL

57. 100 amp electrical service with circuit breaker panel.
58. Fully installed exterior light fixtures.
59. Two exterior waterproof electrical outlets (one being in garage). Holiday plug in front elevation soffit.
60. Light fixtures provided throughout finished areas except in living room, with white decora style switches and receptacles.
61. One automatic smoke detector installed on every floor for home and family safety.
62. Electric door chime with doorbell at front entry.
63. Copper wiring throughout.

64. Switch controlled receptacles in living room.
65. Ground fault interrupter protection for all bathroom(s) and powder room.
66. Carbon monoxide detector.

INCREDIBLE ENERGY SAVING FEATURES

67. Gas fired, forced air high-efficiency natural gas furnace complete with electronic ignition, Energy Star thermostat and HRV for improved indoor air quality and comfort.
68. Exterior walls and ceilings fully insulated – ceiling to R-40 walls to R-22. All insulated areas are to be covered by poly vapour barriers. Exterior of home to receive house wrap air barrier.
69. Basement walls insulated full height.
70. Houses "gas ready", including line to BBQ.
71. Ducting sized for future air conditioning.

SECURITY FEATURES FOR YOUR PEACEOF MIND

72. Hinges and striker plates reinforced with extra long screws.
73. Additional blocking at all exterior doors jams.
74. Additional screws at patio door to prevent lifting.
75. Rough-in for security system (location to be determined by vendor).

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

76. Steel beam construction in basement (as per applicable plan).
77. All sub-floors will be glued and re-fastened with screws prior to floor finishes. All joints to be sanded.
78. Taps and drains for automatic washer and dryer vent.
79. 2" x 6" exterior wall construction.

CUSTOMER FRIENDLY UPGRADE PROGRAM

80. We are pleased to provide quotations prior to construction for extras or custom finishes for interior features. Purchasers have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials. (When schedules permit).

LOOKOUT AND WALKOUT CONDITIONS

81. Some lookout lot conditions shall include as a standard 5' x 7' deck with steps to grade and larger basement windows as grade permits, the cost of which is to be added to the purchase price.
82. Some walkout lot conditions shall include as per plan a 5' x 7' deck, sliding patio door or garden door in basement and large, rear basement windows as per applicable plan, the cost of which is to be added to the purchase price.

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

83. Rough-in for central vacuum system to garage.
84. Rough-in for telephone (3) location to be determined by vendor.
85. Rough-in for cable T.V. (2) location to be determined by vendor.
86. 3-piece rough-in to basement, location to be determined by vendor.
87. Rough-in (2) network wiring (cat-5).

CONDITIONS

88. All plans, elevations and specifications are subject to modification from time to time by the vendor according to the Ontario Building Code, National Building Code and Architect.
89. The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closure date.
90. Purchaser agrees to pay Tarion enrolment fee on closing as an adjustment and is based on the purchase price herein.
91. The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., maybe for display purposes only and may not be included in the dwelling unit purchased herein.
92. Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
93. House types and streetscapes subject to final approval by the municipality or developer's architectural committee and final siting and approval by the vendor's architect.
94. The purchaser shall indemnify and save the vendor, its' servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the vendor.
95. Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
96. Purchaser's choice of interior colours and materials to be chosen from the vendor's standard samples if not yet ordered or installed provided that the colours and materials are chosen by the purchaser within 10 days of notification by the vendor. Otherwise, the vendor reserves the right to choose the colour and/or materials.
97. The vendor shall be entitled to reverse the plan of the house being constructed.
98. The vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation.
99. Location and size of windows and doors may vary with walk out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.

PURCHASER TO HAVE CHOICE OF COLOURS AND MATERIALS FROM VENDOR'S STANDARD SAMPLES OF THE FOLLOWING, UNLESS ALREADY ORDERED OR INSTALLED

100. Flooring, ceramic wall tile at bathtub and separate shower enclosures where applicable, front vestibule, kitchen, breakfast area, all washrooms and main floor laundry room.
101. Custom made kitchen cabinets and counter tops and bathroom cabinets and countertops.
102. Quality broadloom wall to wall in the living areas and bedrooms. Choice of two colours.
103. Interior walls painted choice of two colours.
104. A variety of Exterior colour packages are available (subject to availability and architectural control).
105. Backed by Tarion Warranty Corporation Coverage which includes:
 - 7 years – Major Structural Defects
 - 2 years – Plumbing, heating & electrical system and building envelope
 - 1 year - All other items

Prices and specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value.
A wide variety of upgrades and options are available. E. & O.E.