



## Quality Features

### Exterior Home Features

- Colour co-ordinated, architecturally controlled exterior treatments from builder samples as per elevation
- Granular stone driveways to garages
- Virtually maintenance-free aluminum soffits, fascia, eave troughs, and downspouts
- Exterior areas, front and back, to be graded and seeded
- Treed areas may be left in natural state (where applicable)
- Walkways to be concrete slab and laid as per grading plan
- Self-sealing 25-year asphalt roof shingles with metal valley flashing installed on plywood constructed to withstand seasonal weather as per OBC requirements.
- Sliding glass patio doors or garden door as per plan
- Sectional roll up garage door with window inserts, as per house plan
- Screens on all opening windows
- Windows double-glazed vinyl casements.
- Structural sliding vinyl basement/crawl space windows if applicable.
- Steel clad insulated exterior person doors with weather stripping (excludes patio door)
- Two exterior weatherproof ground fault protected electrical outlets, located at front door and rear patio
- Windows & doors sealed with quality caulking
- Quality exterior light fixtures & door chime
- Pressure treated rear grilling decks (5'x 8'), or patio as per grade
- Front entrance steps as per approved grading plan

### Interior Appointments

- Luxury vinyl plank flooring throughout main floor and hallway (one selection),
- second floor bedrooms and hallway to be 40 oz broadloom from Builders samples.
- Oak hardwood stairs with carpet runner to match second floor, handrail, square posts and pickets stained to compliment luxury plank vinyl flooring.
- 13"x13" ceramic tile flooring in all washrooms, as per plan
- Textured stucco ceilings with smooth boarder throughout. Bathrooms, kitchen and laundry to be finished with smooth ceilings.
- All interior walls will be finished with 2 coats including primer coat, designer colours from Bancroft Ridge palate, one color to be selected throughout
- Trim and door casing to be 2 1/2" with 4" baseboards
- All interior room doors to be 2 panel style with lever handles
- Closet doors to be 2 panel style or plain sliding doors, as per plan
- Standard home to be 9-foot ceilings on main floor, second floor lofts to be 8-foot ceilings, vaulted or sloped as per plan.
- Standard propane fireplaces installed as per plan

### Technology

- Pre-wired with technology cabling, wide band width video and high-speed data
- 2 cable television prewired locations
- 2 telephone prewired locations
- Seasonal exterior soffit receptacle with interior switching
- 3 USB/outlet combination plugs

### Laundry Room/Mud Room

- High quality washer/dryer. Stackable or side by side as per plan.
- Heavy duty electrical outlets for washer and dryer with exterior venting for dryer where plan permits
- Drain and water connections for washer, laundry tub as per plan



### **Kitchen Features**

- Kitchen cabinetry offered in a variety of finishes, styles, and colours
- Islands, breakfast bars, pantries and tall uppers cabinets as per plan
- Tiled kitchen backsplash from designer samples
- Bulk heads as required for mechanical and venting purposes
- Quartz countertops from builder samples.
- Under mount stainless steel sinks with single lever faucet
- Standard stainless steel appliance package consisting of fridge, stove, dishwasher and microwave
- Two speed stainless steel hood fan with venting to outside over stove area

### **Bathroom Features**

- Bathroom fixtures to be white ceramic with quartz counter tops and under-mount sinks
- Soaker tub as per plan
- Ceramic wall tile in tub and shower enclosures to ceiling height
- Ensuite bathroom features framed glass enclosure, with tile base as per plan
- Pressure balance valves in all showers
- Mirrors included in all bathroom and powder rooms
- Builder standard chrome single lever faucets in all bathrooms.
- Bathroom accessories to include towel bar or towel ring, shower curtain rod and toilet tissue holder
- Privacy locks on all bathrooms
- HRV simplified method - Heat Recovery Ventilation unit

### **Lighting & Wiring**

- Smoke and carbon monoxide detector installed as per Ontario Building Code
- White Decora switches and receptacles in finished areas
- 100-amp electrical service, circuit breaker panel and copper wiring throughout
- Heavy-duty wiring and receptacle for stove
- Light fixtures in all rooms with capped ceiling outlet over dining area
- Thermostat wired for furnace and future air conditioner

### **ENERGY RELATED**

- All attic ceiling and exterior wall insulation to current OBC requirements
- Forced-air, propane high-efficiency heating system
- High-efficiency propane hot water heater on rental basis
- Energy-efficient water saving showerheads and toilet tanks
- Programmable thermostat for energy savings

### **Rough ins for Future**

- Ducting sized for future air conditioning
- Central vacuum vented to garage
- Rough-in for 3-piece bathroom in lower level available upon request as per plan at an extra charge



### Additional Superior Construction

- Poured concrete foundation wall, protected with damp proofing and wrapped with drainage membrane
- Engineered floor system for more silent floors
- All sub floors screwed down and joints sanded for a very silent floor

### General Construction

- Crawl space due to water table in areas. Height varies as per individual lot
- Full basements may be constructed with additional steps to the finished floor level for additional cost. To be determined by model type and lot.
- Sump pump as required
- Poured concrete garage floors.
- Pre-primed steel beam support as per OBC.
- Plywood 5/8" tongue & groove sub-flooring.
- Quality water supply pipes and ABS drains throughout.
- 2"x 6" wall construction.
- All Construction to meet or exceed OBC regulations.

### Warranty

Registered builder with Tarion. 1-year, 2-year and 7-year warranties as per Tarion.  
Purchasers agree to pay Tarion enrollment fee on closing as an adjustment.

### NOTE:

Architecturally selected and controlled exterior colour packages.

- a) Colour selections and upgrade options to be made at the Design Centre from available Vendor's samples – all selections are final.
- b) Purchaser may be required to reselect colours and/or materials from Vendor's samples as a result of unavailability or discontinuation.
- c) Homes may be sited standard or reverse as engineering and grading conditions demand.
- d) Minor variations may occur from Vendor's floor plans, house elevations and samples.
- e) Location and size of windows and doors may vary with walk-out/deck conditions.
- f) All dimensions are approximate. Furnace and hot water tank locations may vary from that shown.
- g) Clothes dryer vent is provided through walls or through main exterior. Purchasers are responsible to attach vents to dryer.
- h) Square footage measurements are calculated using the formula set out by Tarion Warranty Corporation.
- i) Standard appliance openings: fridge 36"x72" Stove 31" D/W 24"
- j) All standard selections are from Builders standard, first level.

Prices and specifications are subject to change without notice. E. & O.E.  
June, 2023

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans, specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality shall be made by the Vendor's Architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Home may vary from Vendor's samples as a result of normal manufacturing and installation process.