



QUALITY FEATURES

Architecturally Designed Exteriors

- All Exterior Elevations and materials to be architecturally controlled and colour co-ordinated to compliment the surrounding natural environment, as per Architecturally Controlled Exterior Colour Packages
- Architecturally co-ordinated Exteriors feature pre-finished, manufactured wood or fiber cement siding, trim and stone facing on front elevation under windows and side elevation 3-4' on units that face onto a high visibility area (as per plans).
- Private Garage with Storage area (as per plans)
- Steel sectional roll up Garage Door with heavy duty springs and long lift rust resistant hardware. Garage Door to be in colours to match the Architecturally Controlled Exterior Colour Packages.
- Self-sealing high grade asphalt roof shingles (30 year warranty), colour to be uniform on all roofs to match the Architecturally Controlled Exterior Colour Packages.
- Maintenance free, vinyl clad single hung or casement Windows (excluding Basement) with clear thermal pane and low E glazing. All operating Windows to have screens.
- Fascia, eaves troughs and soffits in pre-finished and colour co-ordinated maintenance-free aluminum, in colours to match the chosen Exterior Colour Package, as per Vendor's Standard Samples. • Insulated steel weather stripped exterior man doors (as per plan).
- Brushed Nickel finish on the Front door grip set with deadbolt lock and Black house numbers.
- Pre-finished thermal (double glazed) glass patio door or French doors where applicable, (as per plans)
- Walkways leading to Front Entrances to be completed in precast pavers and stairs or other "natural look" materials (as per plans).
- Graded and sodded front and rear lot (some rear areas may be seeded), except driveway, walkways and patios (where applicable).
- Two WEATHERPROOF Exterior electrical outlets (one at front and one at rear of house).
- Two electrical outlets in garage, one situated on the ceiling .
- TWO EXTERIOR SELF DRAINING FAUCETS (one in garage and one at rear of house).
- Asphalt driveway (as per plans).
- All units fully serviced including paved laneways and common roads, water and sanitary connections, natural gas, underground hydro, and access to telephone, television and internet services.
- 8' x 6' privacy fence located off of exterior wall between units (as per plans)
- 8' x 12' patio off of Great Room in grey patio slab material (as per plans), walk out basement units to have 8' x 12' patio off of basement walkout in grey patio slab material and a safety railing on main floor exterior door to outside(as per plans).

Kitchen

- Stainless steel sink with SINGLE LEVER washerless faucet with pullout vegetable sprayer.
- Choice of KITCHEN CABINETS with matching kick mouldings from Vendor's Standard Samples. • Choice of Laminate countertops from Vendor's Standard Samples. • Exhaust hood over stove area vented to Exterior.
- Heavy duty receptacle for Stove and dedicated electrical outlet for Refrigerator.
- Opening under countertop provided for future dishwasher with rough-in for electrical hook up and T-connection for waste at kitchen sink.
- Choice of 12"x12" / 13"x13" ceramic floor tiles in Kitchen and Breakfast areas from Vendor's Standard Samples (as per plans)
- Over-head light fixture in Kitchen and Breakfast areas (as per plans).
- Split electrical outlets at counter level for small appliances.





Ensuite Bathroom

- Choice of BATHROOM CABINETS and laminate countertops from Vendor's Standard Samples(as per plans) White bathroom fixtures.
- Exhaust fan Vented to the Exterior.
- SINGLE LEVER washerless faucet(s).
- Custom vanity mirror with cosmetic bar light.
- Choice of 12"x12" / 13"x13" ceramic floor tiles from Vendor's Standard Samples.
- White semi-gloss paint for walls and ceiling.
- Soaking tub (where applicable) with 6"x8" ceramic tile deck, skirt and a two row backsplash from Vendor's Standard Samples (as per plan)
- Privacy locks.
- Separate shower enclosure (as per plan) with 6"x8" ceramic tile (including ceiling) and marble surround from Vendor's Standard Samples (as per plan).
- Shower/Tub combination (as per plan) with 6"x8" ceramic tile (including ceiling) from Vendor's Standard Samples. • Energy Efficient water saver Shower and Toilet.
- POSI-TEMP controls in all tub/shower enclosures.
- Cement board on shower enclosures and tub/shower combinations to a height of four feet.
- Separate shower enclosure includes a shower curtain rod. (as per plans)

Main Bathroom and/or Second Floor Bathroom

- Choice of Bathroom cabinets and laminate countertops or pedestal sink from Vendor's Standard
- Samples.(as per plans)
- White bathroom fixtures.
- Exhaust fan vented to the Exterior.
- SINGLE LEVER washerless faucet.
- Custom vanity mirror with cosmetic bar light.
- Choice of 12"x12" / 13"x13" ceramic floor tiles from Vendor's Standard Samples.
- Bathtub/Shower enclosure (as per plans) with 6"x8" ceramic wall tiles from Vendor's Standard Samples. • Privacy locks.
- Energy Efficient water saver Showers and Toilets.
- POSI-TEMP controls in all tub/shower enclosures.
- Cement board on tub/shower enclosures to a height of four feet.
- Separate shower enclosure includes a shower curtain rod. (as per plans)

Powder Room

- Choice of Bathroom cabinets and laminate countertops or pedestal sink from Vendor's Standard Samples.(as per plans)
- White bathroom fixtures.
- Exhaust fan vented to Exterior.
- SINGLE LEVER washerless faucet.
- Custom vanity mirror with cosmetic bar light.
- Choice of 12"x12" / 13"x13" ceramic floor tiles from Vendor's Standard Samples.



Living Areas

- Cathedral or Vaulted Ceilings in Great Room with full height picture windows (as per plans)
- Cathedral or Vaulted Ceilings in Master Bedroom (as per plans).
- Stippled ceiling with flat border in all rooms except Kitchen, bathrooms, powder room and main floor laundry to be flat ceilings as per plan.
- Natural Gas Fireplace with Paint Grade Mantle in Great Room (as per plans), complete with glass panel, log and wall switch.
- Series 800 Interior Doors throughout with brushed nickel hardware and handles.
- Colonial Style interior baseboard, trim and casings, including all Windows and Doors.
- Main Staircase (Main floor to Second floor) in Natural Oak including treads, risers, stringer and landings (where applicable) with oak pickets and handrail (some components may be veneered) (as per plan).
- Finished staircase to Basement with Purchaser's Choice of 40 oz. broadloom or ribbed Berber from Vendor's Standard Samples, pickets and handrail in Natural Oak (as per plan)
- Purchaser's Choice of 40 oz. broadloom or ribbed Berber with 7/16" soft step foam in Great Room, Bedrooms, Passages and
- Landings (where applicable) from Vendor's Standard Samples
- All casings, baseboards and Interior swing doors painted in WHITE semi-gloss.
- 12"x12" or 13"x13" ceramic tiles in Entrance Foyer, Kitchen, Bathrooms, Breakfast Area and Laundry Room/Closet from Vendor's Standard Samples, (as per plans).
- White Decora style light switches and wall plates throughout.
- Ceiling Light Fixture installed in all Finished Areas, Except Bathrooms and Great Room.
- One Capped Ceiling outlet provided in Den/Dining Room, (as per plans).
- One switch activated wall plug in Great Room.
- One Bell Chime at Front Door.
- Standard Sliding Closet doors or Series 800 Closet swing doors throughout (as per plans).
- WIRE SHELVING in all closets.
- Two coats of Latex paint, Except in Kitchen, Laundry Room and Bathrooms which will be Semi-Gloss. Purchaser to select ONE colour from Vendor's Standard Samples.

Construction

- Choice of Bathroom cabinets and laminate countertops or pedestal sink from Vendor's Standard
- Samples.(as per plans)
- White bathroom fixtures.
- Exhaust fan vented to the Exterior.
- SINGLE LEVER washerless faucet.
- Custom vanity mirror with cosmetic bar light.
- Choice of 12"x12" / 13"x13" ceramic floor tiles from Vendor's Standard Samples.
- Bathtub/Shower enclosure (as per plans) with 6"x8" ceramic wall tiles from Vendor's Standard Samples. • Privacy locks.
- Energy Efficient water saver Showers and Toilets.
- POSI-TEMP controls in all tub/shower enclosures.
- Cement board on tub/shower enclosures to a height of four feet.
- Separate shower enclosure includes a shower curtain rod. (as per plans)



General Notes

- All Exterior material and Exterior Colour Packages (brick, stone, siding, shingles, aluminum, paint, etc.) have been architecturally determined for the purpose of providing a harmonious community plan.
- Selections of colours from available vendor's Standard Samples and optional extras will only be done ONCE with no further changes.
- Purchaser may be required to reselect colours and/or materials from Vendor's Standard Samples as a result of unavailability or discontinuation.
- Homes may be sited Standard or Reverse as per engineering and grading conditions demanded at the discretion of the Vendor.
- The number of steps to the main door is subject to the grading plan and as such; PURCHASERS ACKNOWLEDGE THERE WILL BE A VARIATION IN THE NUMBER OF STEPS FOR EACH UNIT.
- Location and sizes of windows may vary.
- All dimensions are approximate.
- Furnace and Hot Water Tank locations may vary. Hot Water Tank is a Rental Unit.
- Entry door from garage to living areas where grade permits (as per plans).
- Variations in uniformity and colour from Vendor's Standard Samples may occur in finished Materials due to normal production process.
- Hardwood flooring, where supplied, may react to normal fluctuations in Humidity Levels producing gapping or cupping, both considered within industry standards. PURCHASE OF A HUMIDIFIER IS STRONGLY RECOMMENDED WITH PURCHASE OF HARDWOOD FLOORING.
- Ceilings and walls may be modified to include the addition of boxes and/or headers in areas to accommodate mechanical systems.
- If the stage of construction is such and the Vendor is agreeable, the Purchaser shall have ten (10) days from the date of execution by the Vendor of the Agreement of Purchase and Sale to properly complete the Vendor's Colour Chart, failing which the Vendor may complete any said colour chart and such selection by the Vendor shall be binding on the Purchaser. When a non-Standard change is requested, a Purchaser Extra Form must be submitted along with a deposit of \$300.00 which can be applied against the extras (where applicable) and an Administrative Fee of \$95.00. Purchaser acknowledges that there is always a minimum charge of \$95.00 for ANY change.
- The Vendor has the right to substitute manufacturers/suppliers of brick or any other materials from time to time depending on availability and the Purchaser agrees to accept any substitution that may be necessary provided they are of equal or better quality.
- Certain plumbing fixtures of the same colour selection may vary in shade due to different materials used in their manufacture.