

# FEATURES & FINISHES

In standing by our promise of quality and outstanding workmanship, the following features come standard in ALL our homes. Regardless of what package you chose, these features make us one of the leaders in standard options amongst local builders in Ontario.

## EXTERIOR FINISHES

- 2x6 Exterior Construction
- Two (2) exterior hose faucets
- Two (2) exterior waterproof electrical outlets
- Asphalt driveway
- Lot graded and fully sodded, except premium sized lots
- Self sealing asphalt roof shingles - 25 year
- Maintenance free soffit, fascia, eavestrough and downspouts
- Roll up garage door (minimum size 8'x7')
- Pre-cast concrete walks to main entrance
- Screens on all patio door(s) and all windows
- 8'0 x 6'8" Patio Door
- All exterior hardware pre-selected by Vendor
- Brick all around first level, remainder maintenance free siding, chosen from Vendors samples (except Alpine Model)

## INTERIOR FINISHES

- All interior hardware pre-selected by Vendor
- Mirrors in all Bathrooms and Powder Rooms
- Double Stainless Steel Sink in Kitchen
- Towel Bars and Paper Holders in Bathrooms
- Interior walls painted Purchaser's choice
- (Two colours - trim and doors to be white unless Purchaser accepts a paint credit)
- White Bathroom fixtures
- Heritage Colonial Doors throughout
- Oak handrails standard as per plan
- The following can be chosen from Vendor's samples provided they have not yet been ordered to installed and the colours and materials are available:
  - Ceramic or vinyl flooring in Kitchen and Bathrooms in a wide variety of colours
  - Quality broadloom. You may choose from a wide variety of decor shades
  - Quality finished Kitchen and Bathroom vanity cabinets with laminate countertops

## ENERGY

- All windows are ENERGY STAR rated
- Sliding insulated glass patio doors where shown
- Metal clad insulated front door (and door from house to garage, if applicable)
- All windows and exterior door frames caulked
- House fully insulated to Ontario Building Code Standards.
- Insulation on basement walls per Ontario Building Code

## ELECTRICAL

- 200 Amp electrical service with Breaker Panel
- Heavy duty outlet for electrical Dryer

- Heavy duty outlet for electrical Stove
- Smoke detectors in each bedroom interconnected & CO detectors on each level
- Electrical doorbell
- All underground utilities
- Five (5) pre-selected cable outlet locations
- Two (2) pre-selected telephone jack locations
- Ceiling lights in all Bedrooms

## MECHANICAL

- High efficiency Gas Furnace with ECM Motor
- 50 U.S. gal. rented high efficiency hot water heater unit installed
- Taps for automatic washer
- Exhaust Hood Fan combo in Kitchen vented to outside
- Single laundry tub
- Hydro service to be located as per Public Utilities Commission specifications
- HRV Unit

## STRUCTURAL

- Poured concrete Basement floor
- Steps and deck are NOT included from patio doors
- Unless deck option is exercised, the patio doors will be blocked according to local Building Regulations
- Rough-in for future Two (2) or Three (3) piece Bathroom in Basement
- Rough-in for Electrical Car charging station in garage

## WARRANTY

- Seven (7) year TARION Warranty in accordance with the Ontario New Home Warranties Act specifications

*The Vendor will ensure that documentation suitable for Mortgage purposes is prepared and will provide a copy to the purchaser for a fee of \$390.00 payable on closing. Due to City or Hydro service locations and parking, it may be necessary to reverse the floor plan. All plans and specifications are subject to modification from time to time at the sole discretions of the Vendor. The Vendor reserves the right to change the foregoing specifications without notice. Notice to Purchasers - due to increasing constructions costs we commit order to our Suppliers on the date of the Offer to Purchase. Therefore, in most cases we cannot alter or change or add to the specifications, details or final notes. All requests for changes after the Offer becomes firm must be in writing and the Purchaser acknowledges that the Vendor shall not be held liable for any changes that are requested after the Offer. All Taxed Included. June 2018.*