

# 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 choose, these features make us one of the leaders in standard options amongst local builders in Ontario.

## EXTERIOR FINISHES

- One (1) exterior hose faucet, lower level only
- Lot graded and fully sodded
- Self sealing asphalt roof shingles - Timberline Limited Lifetime
- Maintenance free soffit, fascia, eavestrough and downspouts
- Screens on all patio door(s) and all windows
- All exterior hardware pre-selected by Vendor
- Stone & Brick all around first level, remainder maintenance free siding

## 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 purchasers choice of one (1) of four (4) standard colours
- White Bathroom fixtures
- Heritage Colonial Doors throughout
- Oak handrails standard as per plan, stain extra
- The following can be chosen from the Vendor's samples provided they have not yet been ordered or installed and the colours and materials are available:
  - Ceramic flooring in Kitchen and Bathrooms in a wide variety of colours
  - Quality broadloom. You may choose from a wide variety of décor shades
  - Quality finished Kitchen and Bathroom vanity cabinets with laminated countertops

## ENERGY

- All windows are ENERGY STAR rated
- Insulated glass patio doors where shown
- Metal clad insulated front door
- All windows and exterior door frames caulked

- House fully insulated to Ontario Building Code Standards
- Insulation on basement walls per Ontario Building Code

## ELECTRICAL

- 100 Amp electrical service with Breaker Panel and copper wiring
- Heavy duty outlet for electric Dryer
- Heavy duty outlet for electric Stove
- Smoke and CO<sub>2</sub> detectors on all levels
- Electric doorbell
- All underground utilities
- Two (2) CAD, one (1) phone and Two (2) cable outlet locations
- Vanity lights in all Bedrooms

## MECHANICAL

- Forced Air gas heating
- Tankless water heater rental by Reliance
- Taps for automatic washer
- Dishwasher rough in
- Dryer vent
- Exhaust Hood Fan combo in Kitchen vented to outside

## STRUCTURAL

- Poured concrete Basement floor
- Steps and deck are included from patio doors

## WARRANTY

- Tarion Warranty in accordance with the Ontario New Home Warranties Act specifications



Due to City or Hydro service locations and parking, it may be necessary to reverse the floorplan. All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. The Vendor reserves the right to change the foregoing specifications without notice. Notice to purchasers - due to increasing construction costs we commit orders to our Suppliers on the date of 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 to Purchase. All Taxes Included, February 2019.