



LUXURY FEATURES AND FINISHES

Quality Construction

- Architecturally coordinated exterior finishes providing a pleasant streetscape
- Clay brick exterior with builder's stone, precast detailing (as per plan), stucco, stucco moldings and brick archways, quoined corners, soldier coursing, keystone, vinyl siding, and columns (as per plan). These details are blended together to produce a diversified visually attractive elevation
- Garage is fully drywalled taped and primed (except for block walls)
- Baked on pre-finished, maintenance free, aluminum soffits, fascia, eavestrough and downspouts; colour co-ordinated
- Upgraded 6" half round eavestrough
- Self sealing Premium roof shingles with 50 Year Manufacturer's Warranty
- Steep high roof pitches, including decorative metal roof details & copper roofs (as per plan)
- Wayne Dalton steel Garage Doors 8'x8' with decorative window lights (as per brochure)
- Reinforced steel concrete porch and reinforced steel garage floor
- Black Galvanized Railings on front porch and front balconies (if grade requires railing)
- Rear balconies to have aluminum railing(as per plan)(if grade permits)
- Precast concrete slab walkways laid from garage to front porch and steps at rear door
- Three exterior water hose outlets, one at rear, one at side, and one in garage
- Permeable Interlock Driveway, with graded and sodded lot
- Poured concrete basement walls with heavy duty damp proofing & Waterproof Wrap anchor bolted to framing
- Sub-floor to have ¾" Sheathing, floor joints to be sanded and fastened with nails and screws
- Cold Cellar includes light & insulated slab door
- Foam gasket under basement wall plate to reduce air infiltration
- 2" x 6" Exterior Wall Construction featuring R-24 Insulation
- R-50 Roof Insulation
- Garage ceiling and overhang with livable area above to be R-31 spray foam insulation
- All windows and door openings to be spray foamed
- R-20 basement wall insulation installed approximately full height (4"from the basement floor slab)
- Engineered Floor System to reduce the possibility of squeaking (as per plan)
- Classic Municipal Address Plaque & Elegant Coach Lighting (as per plan)

Rough-ins Provided

- Rough-in 3 piece in basement for future bathroom
- Cat5 Wiring Rough In 5 locations
- Phone/Data Rough in 5 locations
- Rough In Plumbing and Electrical and space for future Dishwasher in Kitchen
- Rough-in central vacuum system rough in to garage

Doors and Windows

- 8' insulated exterior front door(s) with dead bolt lock & glass insert(s) (as per plan)
- Satin Nickel or Chrome finish front door grip set
- Colour Thermopane Vinyl Casement windows on first and second floor. Mullions throughout (as per plan)
- Casement windows & patio door are Energy Efficient Low E Argon Glass (Colour Windows)
- Front Door Frames & Garage Door Frames will have Vinyl Cladding to match the Colour of Windows
- Thermopane and vinyl patio doors (as per plan)
- Basement Windows to be white, Thermopane vinyl sliders, (30"x16")
- Door from garage to house provided grading permits, as per plan
- All exterior doors and windows caulked using quality mastic caulking
- 8' Garden Doors at Rear of house (as per plan)

Classic Interiors

- Two Panel Smooth Finish Doors approximately 8' Doors throughout. (except cold cellar & exterior steel doors and drop landings)
- 3 ½"Casing and 7" Baseboard throughout
- All main floor archways to be trimmed
- Satin Nickel Lever Handles including Hinges to match on Interior Doors
- Stained oak stairs from basement to main floor
- Stained oak stairs from main floor to second
- Service stairs from laundry to be natural oak (as per plan)
- Black Metal Standard Pickets with Oak Colonial Handrail
- All Closets to have Wire Shelving
- Master Bedroom ceilings are approximately 10' with tray ceilings (as per plan)
- Cathedral & Vaulted Ceilings (as per plan). Coffered & Detailed ceilings (as per plan). Moldings are not included in the detailed ceilings
- Gas Fireplace with Upgraded Limestone/Plaster Mantle(in family room only)
- Ductwork to be professionally cleaned
- Approx. 9'Basement, 10' Main and 9' Second Floor (except bulkheads and low areas due to structural and mechanical)

Heating and Electrical

- 200 AMP service complete with all copper wiring & 32 Circuit Breaker Panel
- 15 LED Potlights on Main Floor
- All wiring in accordance with Ontario Hydro Standards
- Each house to have 2 furnaces. 1 controls basement and main floor, the other controls 2nd floor
- Energy Star qualified natural gas condensing furnace min. AFUE of 95% with ECM motor
- Energy Star hot water tank (rental basis), power vented to outside
- Energy Star qualified HRV
- Energy Saving programmable thermostat that controls furnace on each floor
- BBQ rough-in at rear of house

- Heavy duty receptacle for stove
- Dedicated electrical outlet for refrigerator
- Counter level outlets in kitchen for small appliances
- Light fixture(s) in Kitchen, Halls, Dining Room, and Bedrooms
- Bathrooms to have strip lighting and light fixture in the ceiling
- White Decora Switches and Receptacles throughout
- Outlet in Front Porch Soffit for Outdoor Festive Lights
- Electrical Exterior Waterproof Plug Outlets (front & rear of house)
- Electrical outlet(s) for future garage door opener and outlet by front door for festive lights
- Electrical outlet(s) in all bathrooms wired to a ground fault interrupter as per electrical code

Comfort and Security

- Each house is certified by a 3rd party Energy Star Consultant
- Smoke detectors hard wired in every bedroom, hallways, and including basement
- Carbon Monoxide Detector hard wired on Second floor
- Honeywell Security Package **Tuxedo Touch**:
 - One LCD Fixed Keypad
 - One 21-IP, 8 Zone Alarm Panel with Internet Communicator
 - Main/Basement Window Contacts
 - One Pet-Immune Motion Detector
 - One Front Door Camera
 - 2 Honeywell Smart-Controlled Thermostats
 - Tuxedo Colour Touchscreen (Kitchen Location)
 - 6 Month Free Monitoring Included

Spectacular Kitchens

- Custom quality Kitchen Cabinetry with colour coordinated kick plates from builder's standard samples
- Standard Granite Kitchen Countertop
- BLANCO Double Stainless Steel under mount sink
- Bar sink with faucet (as per plan)
- Pantry, Island and Breakfast Bar as per plan
- Stainless Steel exhaust fan vented to exterior over stove area
- Rough-in plumbing and electrical designated space for future dishwasher
- Extended Kitchen Upper Cabinets approx. 42"
- Kitchens to have Deep Upper Fridge Cabinets
- Cabinetry for built-in microwave and oven (including electrical)
- Upgrade 2 Kitchen Cabinets
- Upgrade 1 Backsplash

Upgraded Flooring

- Upgrade 2 Ceramic tiles throughout the house (as per plan) (except shower bases and backsplash)
- Pre-finished 3"x ¾" Oak Strip Flooring throughout (except tiled areas)

Beautiful Bathrooms

- Custom quality crafted vanities in all bathrooms, Upgrade 1 Cabinets
- Standard Granite / Quartz Countertops
- Plate glass mirror in all bathrooms
- Kohler Plumbing Fixtures and Toilets Throughout
- Mirolin "Brooke" Freestanding Tub in Ensuite and "Envy" Drop in Tub in Secondary Washroom (as per plan)
- Energy Star exhaust fan, vented to exterior in all bathrooms
- Privacy locks on all bathroom doors
- Cement "Wonderboard/ Denshield" 36" high in separate shower stall enclosure walls (as per plan)
- Shower floors are concrete base with standard mosaic tiles
- Porcelain sinks in all bathrooms with mechanical pop up drains
- Chrome Framed Glass Shower Enclosure in all Showers (as per plan)
- Shut off valve for each sink and toilet
- Energy efficient water saver shower head and faucets
- Kohler elongated toilets
- Chrome towel and toilet accessory for all bathrooms
- Recirculating hot water line in the ensuite washroom (faster hot water for ensuite fixtures)

Painting and Finishes

- Interior walls to be primed and painted with two (2) coats of quality latex paint in Purchaser's choice of one colour throughout, from Vendor's standard samples
- Trim and doors to be painted white
- Smooth Ceilings on Main floor and Second Floor

Laundry Area

- Steel laundry sink & base cabinet in Laundry room
- Upper Cabinets in Laundry room (as per plan)
- Heavy duty receptacle for dryer, outlet for washer and dryer vent

Builder Warranty

This company is an Excellent Rated Builder with TARION Warranty Program and offers a complete Customer Service Program in accordance with the Ontario New Home Warranty Program

TARION WARRANTY COVERAGE-BUILDER HAS "EXCELLENT RATING"

- 7 years - major structural defects.
- 2 years - plumbing, heating, and electrical systems and building envelope.
- 1 year - all other items.
- Backed by the TARION Program for a period of seven years after closing date.