

IMPRESSIVE ARCHITECTURAL EXTERIORS

- Architecturally controlled brick, and/or quality vinyl & aluminum cladding detailing, including side gables and gable ends on elevations, where applicable, as per plan.
- Clay brick as per exterior elevation. Architectural accents as per elevation type.
- Architecturally designed and controlled exterior colour schemes and streetscapes.
- Porches with a poured concrete deck are a gracious feature on all our homes
- Decorative exterior low maintenance poly cast painted columns as per plan.
- Steep roof pitches enhance all elevations.
- Premium insulated (R8) quality steel clad sectional roll-up garage door, as per plans. Door installed with heavy-duty springs and long-life, rust resistant, deadbolt hardware. Your choice of four factory-finished colours, six door and window designs.
- Exterior walls are insulated to R24; basement walls are framed floor to ceiling with steel studs and insulated to R20; R50 insulation in attic.
- **Limited Lifetime self-sealing, high-grade fiberglass shingle.**
- All building envelope perforations, including doors and windows, will be fully caulked.
- Steel beam (s) to maximize openness on all floors.
- Sprayed urethane foam insulation to all exposed 2nd floor area and ducts in garage for improved occupant comfort
- **Energy Star ® rated white thermopane vinyl triple pane – double low E casement windows, grills on front elevations as per plan. Basement windows to be 40” wide x 16” high vinyl sliders, as per plan. All operating windows have screens.**
- Aluminum soffits, fascia, eaves troughs and downspouts.
- Metal insulated door from garage to home, complete with weather stripping and deadbolt lock, as per applicable plan.
- Poured concrete foundation walls.
- Sand finished foundation walls where exposed.
- Foundation wrapped with a superior drainage membrane to protect from water penetration.
- Lot fully sodded as per approved grading plan, except in treed areas.
- Concrete patio slab walkway from front porch to the driveway.
- **(2) Moen outdoor sill faucets. One (1) in garage, and one (1) towards rear of house.**

SUPERIOR CUSTOM CABINETRY

- Spacious gourmet kitchen from Heinz Custom Woodworking will include the following features:
 - Flat Panel Maple P-100 in Standard Stain Finish with Post formed, laminate countertop with molded backsplash featuring 2 rolled edge styles in a wide range of colours (where applicable)
 - 1 set of pots and pans drawers on full extension tracks in each kitchen
 - Standard upper cabinet height is 36”
 - 4 ¼” crown molding above upper cabinets
 - All lower kitchen cabinets include top drawer where applicable
 - Microwave shelf & garbage pail
 - Work island (as per kitchen design, where applicable)
- Cabinetry gable at refrigerator location (where applicable)
- Lazy susan and/or upper corner cabinet (where applicable)
- Double stainless steel sink, with Moen chrome single lever faucet and pantry faucet for third line hard water.
- Space for future dishwasher, complete with electrical and plumbing rough-in. Hookup cost is not included.
- All appliance openings are made in accordance with manufacturers specification sheet(s) supplied by Purchaser(s).
- Each plan has an allowance for cabinetry based on standard selections & standard configurations.

LUXURIOUS BATHROOM APPOINTMENTS

- 24” x 30” mirror with 1” beveled edge in powder room.
- Mirrors in all other bathrooms with vanities are approximately 2” to 4” less than the width of the vanity and 40” high with a 1” beveled edge.
- White plumbing fixtures in all bathrooms. Moen chrome single lever faucets in all bathrooms mounted on Vitreous China basins.
- Purchaser’s choice of cabinetry from Heinz Custom Woodworking Flat Panel Maple (P-100) Standard Stain Finish with laminate countertop. All vanities (lowers) includes top drawers (where applicable).
- **All toilets are super high water efficiency, dual flush.**
- Master ensuite to have acrylic soaker tub, as per plan, with ceramic tile backsplash, deck and skirt, and tub mounted faucets, where tub and shower are separate. Separate acrylic shower stall complete with white trim and obscure glass door, as per plan
- Privacy locks on all bathroom doors.
- **One piece acrylic tub/shower with adjustable shower curtain rod in main bath c/w pressure balance, non-scalding valves**
- White ceramic bathroom accessories to include towel bar, toilet tissue dispenser for all bathrooms.
- Vented exhaust fans in all bathrooms.
- **Rough-in drain and vent for optional 3-piece bathroom in basement.**

THE BEAUTY WITHIN

- **Direct vent gas fireplace with oak mantel and marble surround with your choice of three trim finishes.**
- **All our homes will have main floor ceiling heights of nine feet with oversized windows.**
- On the second floor, ceilings will be eight feet.
- Stained or natural oak finished handrail and pickets with painted pine stringers on stairwells in finished areas, as per plan.
- Drywall half walls capped in oak and stained same as railing.
- Quality vinyl cushion flooring in kitchen, foyer, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable.
- **Premium 44 oz BCF Nylon carpet with 7 lb. premium quality under pad on main and second floor.**
- **5/8 " tongue and groove plywood floors, nailed and screwed to floor joists.**
- Purchaser's choice of quality flat wall paint from builder's samples – one colour throughout.
- California style ceilings throughout except for smooth finish ceilings in bathrooms, laundry room and smaller closets. NOTE: smooth ceiling not always possible in the kitchen in an open floor plan.
- One 12" ventilated wire shelf used in all closets, four 16" wire shelves in linen closet.
- **4" Colonial baseboard and 2-3/4" trim for doors and window casings throughout.**
- Your choice of either polished brass or satin chrome interior hardware – doorknobs.
- Garages fully dry walled with one coat of tape and compound.
- One 24" laundry tub on legs provided where applicable, as per plan.

HIGH QUALITY ELECTRICAL, HEATING AND GENERAL FEATURES

- **125 amp electrical service with breaker panel and copper wiring throughout.**
- Heavy-duty cable for stove and dryer.
- High-efficiency, forced-air furnace utilizing clean, efficient natural gas. Ducting sized to accommodate future air-conditioning.
- White strip switches and receptacles throughout.
- All bathroom electrical duplex receptacles protected by ground-fault interrupter.
- Purchaser supplied light fixtures. Lighting allowance: bungalow - \$600.00 allowance and two-storey – \$800.00 allowance. Note – allowance includes range hood, doorbell and light bulbs. Builder supplies fixture and bulb in all unfinished areas.
- Prewired for cable in three (3) locations per home.
- Prewired for telephone in four (4) locations per home.
- Rough in third line for water softener.
- Prewired for front door chime.
- Carbon monoxide detector on upper floor.
- Smoke detectors, interconnected on each floor, including basement.
- **Pot light over kitchen sink, fireplace and ensuite soaker tub where applicable, as per plan.**
- Rough-in piping for future central vacuum system provided, at least one outlet per floor. All pipes drop to basement.
- Garage door opener roughed-in with low voltage wire and receptacle.
- Gas fired hot water heater supplied by Direct Energy. This is a finance agreement.
- Cold storage room standard, as per plan.
- Two (2) weatherproof exterior electrical outlets, one each at front and rear of home.

BUILDER GUARANTEE

- The builder offers a complete Customer Service Program consisting of the following:
- A detailed pre-delivery inspection prior to closing complete with a comprehensive product reference binder.
- A seven year Tarion (formerly ONHWP) Warranty Program (cost paid by Purchaser)

GENERAL INFORMATION

- Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements.
- The decorated model home contains some optional features not included in the base price.

E. & O. E.