

Quality Features & Finishes

- Hanson Brick with stone window sills.
- Maintenance free aluminum soffits, fascia and eavestrough.
- Self sealing fiberglass shingles with 25 year warranty
- Factory painted steel sectional garage door.
- Two hose faucets (one exterior and one in the garage).
- Three exterior weatherproof electrical outlets (one front, one rear and one in the soffits for Christmas lights).
- Fully sodded lot, front, sides and rear yards.
- Crushed stone/gravel driveway.
- Moen single lever washer-less taps.
- One piece fiberglass bathtubs and showers (where shown).
- Kitchen exhaust hood fan over stove area – vented to exterior (choice of white or almond)
- Double stainless steel kitchen sink with ledge.
- Insulated toilets in all baths.
- Quality broadroom with foam underpad.
- Ceramic tile in kitchen/breakfast/eating area, front entrance, bathrooms and laundry.
- Quality kitchen cabinets & vanities from Builder's samples.
- Mirrors in all bathrooms and powder rooms.
- Tongue and groove 5/8" sub-flooring, glued to floor joists.
- Poured concrete walls with heavy-duty damp proofing and foundation drainage system.
- Solid oak handrails and oak pickets in natural finish on main staircase, as per plans.
- Chrome bathroom accessories.
- PEX water pipes and ABS drains throughout.
- Sprayed texture ceilings with 4" smooth border except in kitchen, laundry & bathrooms.
- Fiberglass laundry tub in laundry room. Overhead cupboards included only where indicated on plans
- Painted colonial 800 series doors and trim.
4" colonial baseboards and 2-5/8" colonial casing.
- Quality interior paint – choice of one colour.
- Dishwasher rough in only, both plumbing and electrical.
- Overhead ceiling lights in all bedrooms.
- Bell telephone pre-wired (Purchaser to have choice of 4 locations).
- Smoke detectors and carbon monoxide detectors installed in accordance with Ontario Building Code and Electrical Code.
- Heavy-duty plug receptacles for stove in kitchen and for clothes dryer in laundry.
- Outside venting sleeve for clothes dryer.
- Front door chime.
- 100 AMP electrical panel with circuit breakers.
- Rough in for cable TV (Purchaser to have choice of 4 locations).
- Rough in for central vacuum.
- Rough in for electric garage door opener (one overhead outlet in garage for each door).
- Entire house sealed on exterior walls with heavy duty vapour barrier.
- 2" x 6" exterior construction (excluding garage).
- Windows double glazed or factory sealed as per plans & installed with vapour barrier and fully caulked.
- Exterior walls insulated to R26 value, ceilings to R40 value and basement walls to R8 value with blanket wrap two feet below exterior grade.
- Vinyl clad windows, maintenance free, no painting required.
- Hi-efficiency gas furnace.
- Hi-efficiency gas hot water tank (on rental basis).
- Rough in for future 3pc. washroom in basement.
- Front entry door to have quality levered door handle with dead bolt lock.

PREMIUM QUALITY WARRANTIES

7 years – major structural defects.

2 years – plumbing, heating and electrical systems and building envelope.

1 year – all other items.

Purchaser agrees to pay the Tarion enrollment fees as an adjustment on closing as well as the purchase of the water meter.

Note:

- Number of front steps may vary from that shown according to grading conditions and municipal requirements.
- Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production process.
- Exterior colour selections are architecturally controlled for the purposes of providing a pleasing streetscape.

PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE.
A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE. E. & O. E.

