

Features & Finishes

EXTERIOR FEATURES

- Custom elevations feature inspired exteriors which include clay brick, LaFitt stone, Vinyl plank siding, Vinyl shakes, decorative columns, pre-cast detailing such as: keystones, banding & Masonry sills, oversized large main floor windows, as per plan & elevation.
- Choice of exterior colour scheme from builder's professionally selected pre-packaged options. Architecturally controlled to ensure an aesthetically pleasing street scape & distinction within this master planned community.
- Covered front entries & porches, with railings where grading requires, as per plan.
- Precast concrete patio slab from driveway to front porch & precast steps at front & rear where grading requires.
- Laminated self-sealing asphalt shingles with fifty (50) year manufacturer's warranty.
- Pre-finished maintenance-free Aluminum soffits, eaves troughs, fascia, downspouts, Vinyl siding, & Aluminum ceiling of front covered porches, as per plan & elevation.
- Soffit L.E.D pot lights, as per plan & elevation.
- Thermal insulated steel-clad front entry doors with glass window inserts, sidelights, & transom windows, as per elevation.
- Grip set with electronic keyless deadbolt lock, as per elevation.
- Maintenance-free vinyl casement (low-e/argon filled) or single hung windows (fixed/operators) throughout. All operating windows to have screens. All three panel sections to have two operating windows.
- 6' patio doors in breakfast area, as per plan.
- Steel insulated sectional, roll-up Overhead garage doors with decorative glass inserts, as per plan & elevation.
- Two (2) hose bibs (one in garage, one at the rear of the home).
- Fully sodded front, rear & side yards. As per approved grading plans.
- Poured concrete front porch.
- Reinforced poured concrete garage floor.
- Insulated steel clad door from the garage into the premises complete with deadbolt lock & safety door closure, as per plan where grade permits (2 risers or less).
- Specialty engraved address marker installed at front elevation (location to be determined by builder)
- All exterior doors & windows to be sealed with foam insulation.
- Egress window included in basement.
- Patio and/or deck to be constructed as per plan, elevation & lot grading.
- Air conditioner supply & installation. Location to be determined by the builder.

INTERIOR FEATURES

- Oak staircase, handrails, posts & pickets on the main to second floor (as per plan).
- Choice of engineered hardwood flooring (level 1) as per builder selections, throughout main and second floor in all untiled area (as per plan).
- Foyer to be 12"x 2" ceramic tile. Level 1 as per builder's samples.
- Kitchen, bathrooms & laundry room flooring to be 12" x 12" ceramic tile as per plan.
- Basement stairs to be paint grade as per plan.

- Marble threshold where tiled floor abuts other flooring.
- Moulded panel interior passage doors (& pocket doors where applicable).
- Half walls capped & painted, as per plan.
- Upgraded trim package (5 1/4" baseboards & 2 3/4" casing on doors & windows) throughout home in all finished areas. As per plan.
- 9 ft. Ceilings on main floor. (Ceilings may be dropped in some areas)
- Upgraded satin finish, interior door hardware package from builder's samples
- Main bedrooms complete with ensuite & walk-in closet, as per plan.
- Complete interior lighting fixtures from builders' samples.
- Vaulted ceiling as per plan.
- Fully insulated & drywalled garage
- Interior walls & doors to be painted with Dulux Life master paint. Purchaser's choice of one wall Color through out from builder's samples.
- All smooth ceilings to be painted ceiling white, doors & trim to be painted white semi-gloss.
- Smooth ceilings on main level. Textured ceiling in all other finished areas.
- All closets fitted with shelving (as per plan).
- Concrete poured basement walls with drainage membrane blanket wrap & weeping tile drainpipe at footings where applicable.

QUALITY CONSTRUCTION & ENERGY SAVINGS

- 2" x 6" exterior wall construction.
- Engineered I-joist floor system
- Sprayed foam insulation to garage ceilings & overhangs with livable areas above.
- Roof insulation & basement wall insulation, height as per o.b.c.
- Caulking & weatherstripping on insulated metal front entry door.
- All doors & windows caulked with professional grade caulking.
- 20mpa poured concrete basement walls with heavy duty damp proofing, drainage membrane system & weeping tile.
- Gas forced air high-efficiency furnace complete with electronic ignition power vented to exterior, & ducting sized for future air conditioning.
- High-efficiency gas fired hot water heater on a rental basis power vented to exterior. (Purchaser must execute rental agreement with natural gas/tank provider).
- Home shall be professionally cleaned before occupancy
- Programmable smart thermostat installed on main floor (location to be determined by builder)
- Home ventilation provided by heat recovery ventilator (hrv) system to improve overall air quality.
- Sump pumps installed in basement (pump & discharge locations to be determined by builder)
- Pex water supply lines (hot & cold) throughout. Note: copper pipe may be required for some applications.
- Energy efficient water saver shower heads & toilet tanks.

KITCHEN FEATURES

- Choice of quality designed cabinets with two (2) banks of drawers, from builder's standard samples. Layout of cabinets as per floorplans.
- Choice of level 1 quartz or granite kitchen countertops. Selection from builder's level 1 samples.
- Subway backsplash tile (level 1 as per builder's samples) extended to cabinet height behind hood vent.
- Deep single basin undermount stainless steel sink in kitchen
- Single hole pull down spray kitchen faucet/tap. Selections from builder samples.
- Rough in electrical & plumbing for future dishwasher, with open space in cabinetry.
- Extended cabinetry (36" height) with valence trim & crown molding for upper cabinets. Level 1 trim included.
- Stainless steel chimney hood vent over stove vented to exterior.
- Stainless steel heavy-duty stove receptacle
- Electrical outlet for refrigerator.
- Split electrical outlets at counter level for small appliances.
- Kitchen pantry cabinet to include 1 pull out drawer.
- Color coordinated kick plates to compliment cabinets.
- Three (3) pendant lights above kitchen island where applicable.

BATHROOM & LAUNDRY FEATURES

- Choice of cabinetry from builder's standard samples.
- Master ensuite bath with soaker tub or vessel tub & separate shower where indicated, as per plan.
- Vanity styles for all bathrooms, as per builder's samples.
- Mirrors in all bathrooms. Mirrors to be attached with screwed in brackets. Not glued.
- Walk-in shower in ensuite as per floorplans. Includes tiled walls & ceiling, waterproof vapour proof pot light, frameless glass door with half wall (where site conditions permit) & an acrylic shower base.
- Pressure balance temperature control valves in all showers.
- Electrical outlet for small appliances beside vanity in all bathrooms.
- Tub/shower units to include curved fixed shower rods where applicable (curtain not included).
- Choice of level 1 quartz or granite countertop in ensuite with undermount sink.
- Powder room & other bathroom(s) to be laminate countertops as per builder's standard samples.
- Delta faucets with pop-up drains in all vanities. Selection from builder's samples.
- Choice of ceramic tile for main bathtub/shower stall, master ensuite tub apron, deck & tub splash as per plan, from builder's standard samples.
- Walk-in shower threshold to be marble or quartz as per builder's samples.
- Rough-ins for drain, water connections & electrical connections for future dishwasher.
- Heavy duty electrical outlet & outside vent for future dryer.
- Three (3) piece plumbing rough-in for future bathroom in the basement, as per plan.

- Single laundry tub with hot & cold faucet, as per standard builder's samples. Location as per plans.
- Dryer vent to be connected to exterior as per plans.

ELECTRICAL FEATURES

- 200 amp electrical service with circuit breaker panel (labeled) & all copper wiring.
- Decora electrical switches & plugs throughout.
- Two (2) exterior weatherproof electrical outlets with ground fault interrupter, one at the front of the home, one at the rear of the home.
- Holiday receptacle in exterior soffit.
- Light fixture provided adjacent to rear and/or side exterior door, as per plan.
- Electrical outlets in the garage as per code.
- Electrical outlet in unfinished area of basement by electrical panel.
- Waterproof vapour proof shower pot light in all enclosed shower areas.
- Strip lighting in all bathrooms.
- Ground fault interrupter protection in all bathrooms.
- High speed cable tv/ internet rough-in outlets in family room & master bedroom. 6 cable drops. Locations to be recommended by the builder.
- Door chime installed for front entry door.
- USB chargers in select locations.
- Interconnected smoke & carbon monoxide detectors complete with strobe light, as per o.b.c.
- High efficiency gas furnace & central air conditioner unit as per plans.

WARRANTY & NOTES

- Where decks are required at the rear patio door due to grade conditions ("Lookout Basement"), the following features shall be installed & included in the "Look-Out Basement" Premium. A wood deck (approx. 10' x 10') with stairs to grade, & oversized large vinyl windows in the rear basement.
- Where walkout basement conditions are applicable, the following features are standard & included in the "Walk-Out" basement premium: basement patio door, full size rear basement vinyl windows, additional brick, framing, Insulation, a wood deck balcony (approx. 10' x 10') off main floor, an additional light & electrical outlet.
- Styles, materials, location of features, grade heights, door swings & specifications are subject to site, industry & Municipal conditions & may vary. The vendor reserves the right to substitute in materials with that of equal or better quality & make modifications with respect to such conditions.
- Dimensions & measurements are approximate & may vary within industry accepted tolerances from the actual.
- Where Builder is unable to provide any of the items contained herein, or must substitute finishes and/or materials for any reason at the sole discretion of the Builder, the Purchaser(s) shall not be entitled to any compensation, monetary or otherwise.
- Purchaser agrees to pay the Tarion fee, as an adjustment on closing. All illustrations are Artists' concept. Plans, dimensions & specifications are subject to change at the discretion of the Vendor

Specifications & suppliers subject to change without notice.
E & O.E. AUGUST 22, 2022