



# SOUTHLAKE

RESIDENCES IN OAKVILLE

## QUALITY FEATURES

### QUALITY DESIGN AND CONSTRUCTION FEATURES

- Architecturally controlled exterior elevations, with predetermined materials and colour pallets to provide a visually pleasing streetscape.
- Unique and innovative designs inspired by English Traditional and Contemporary French Provincial architecture, utilizing genuine clay brick, stone, precast surrounds, decorative accent trim and panels, ornamental frieze board, and other materials as per elevation.
- ENERGY STAR® low-E vinyl casement thermo-fixed glass windows on Main and Second floors, as per plan, basement windows excluded.
- Decorative grills on front elevation windows for all lots, as per plan. Corner lots to have decorative grills on applicable elevations as per Architectural Control, basement windows excluded, Transom windows on Main Floor, as per plan (screens on all operational windows).
- Windows and exterior doors fully sealed with high quality caulking.
- Elegant 8 foot tall insulated metal exterior Front Entry door with multi-point locking system, glass sidelites, all with high quality weather stripping, as per plan.
- Elegant satin nickel hardware package including grip set and dead bolt.
- Oversized 8' tall superior quality sliding door with screen in Breakfast Area, as per plan.
- Convenient direct access to home from garage where grade and code permits, as per plan.
- Insulated Premium wood sectional roll-up garage doors with decorative windows, as per plan.
- Decorative exterior coach lamps for front, rear and side entry doors, as per plan.
- Poured 10" concrete basement exterior walls, as per plan (excluding garage walls), with heavy duty damp proofing and waterproof membrane to enhance overall water resistance.
- Structural steel post and beam construction.
- ¾" tongue and groove subfloor, glued and screwed to engineered floor joists.
- 2" x 6" wood framing to all exterior walls and all main floor interior partition walls.
- Engineered roof trusses with plywood sheathing.
- Self-sealing architectural roof shingles with a 35-year warranty from Vendor's pre-determined colour schemes.
- Maintenance-free aluminum soffit, fascia, eavestrough, and downspouts, as per elevation.
- Cast in place concrete front porch steps with precast slab walkways as required. Rear door to have precast steps as required.
- Poured concrete garage floor with grade beams for structural reinforcement.
- Garage is fully drywalled and gas proofed with one coat of tape, prime painted.
- Fully paved asphalt driveway installed in two coats, one year apart.
- Two frost free exterior water taps (one in garage and one at rear of home).
- Professionally sodded lot graded to municipally approved standards.

### LUXURY INTERIOR FEATURES

- Finished ceiling heights; 10ft on Main Floor, 9ft on Second Floor and 8'-4" Basement (not including dropped ceiling areas and sunken floors) along with optional cathedral/coffered / vaulted / waffle ceiling treatments, as per plan.
- Smooth ceilings on Main Floor and Second Floor hallway as per plan.
- Stippled ceilings with 4" smooth borders in bedrooms.
- Oak staircases throughout finished areas including open staircase to finished Basement Foyer, in a natural finish. All stair landings in finished areas to have pre-finished oak flooring in a natural finish.
- Interior railings installed on oak nosing in a natural finish, includes oak newel post and oak railing, and choice of oak pickets or black metal spindles, as per plan.
- Upgraded interior trim includes painted 2 ¾" wide casing for all windows and doors, with 5 ¼" baseboard throughout finished areas. Decorative shoe mould in all tile and hardwood floor areas (sizes are approximate).
- All interior archways on Main and Second Floor to be trimmed, as per plan.
- All window seats and stair ledges to be trimmed and painted white.
- Smooth finish painted 2-panel interior doors, 8' tall on Main Floor and 6'-8" tall on Second Floor and Basement, from Vendor's standard samples.
- Elegant satin nickel interior door levers installed throughout home.
- Decorative plain columns and arches, as per plan.
- Wire shelving in all closets.
- Gas fireplace with decorative painted mantle from Vendor's standard samples, as per plan.

### GOURMET KITCHEN FEATURES

- Gourmet Kitchens feature upgraded quality cabinetry with extended height upper cabinets, deep upper cabinet over fridge with full depth finished gable, lower valance below upper cabinets (lighting not included), pantry, one bank of drawers, large island, and servery, as per plan from Vendor's standard samples.
- Quartz countertops with extended breakfast counters from Vendor's standard samples.
- Undermount stainless steel sink and high efficiency water-saving polished chrome single lever faucet with pullout spray.
- Heavy-duty receptacle for future stove.
- Electrical outlets for future refrigerator and small appliances, at counter level.
- Rough-in plumbing and electrical for future dishwasher.
- Stainless steel under-cabinet exhaust hood fan with 6" venting to exterior.

### LUXURY BATHROOM FEATURES

- Primary Ensuite features quartz countertop from Vendor's standard samples with undermount vanity sink(s) and 8 inch spread polished chrome vanity faucet, oval freestanding soaker tub, and oversized frameless glass shower enclosure with quartz jamb surround and recessed shower light and separate water closet as per plan.
- Powder Room features vanity cabinet with quartz countertop from Vendor's standard samples with undermount vanity sink and polished chrome faucet.
- Full vanity width mirrors, 42" high, in all bathrooms.
- Bathroom vanity cabinets include choice of styles and colours from Vendor's standard samples with a Laminate Countertop.
- Choice of decorator ceramic wall tiles from Vendor's standard samples in all tub and shower enclosures.
- Polished chrome tissue dispenser and towel bar in all bathrooms.

- High efficiency water-saving polished chrome faucets at all vanities, tubs and showers, as per plan. Oval soaker tub receives complimenting hot and cold taps, and spout.
- Pressure balanced high efficiency water saving tub and shower controls.
- White bathroom fixtures in all Bathrooms.
- Full height Dense-shield backer board on walls and ceilings of all shower and tub enclosures.
- Privacy locks on all Bathroom doors.

### LAUNDRY

- Premium fiberglass laundry sink with upgraded faucet in a standard base cabinet with laminate countertop and standard upper cabinets, as per plan from Vendor's standard samples.
- Water and drain connections for future washer.
- Heavy-duty receptacle and outside vent for future dryer.

### ELECTRICAL

- 200 AMP electrical service with breaker panel and copper wiring throughout.
- Arc-fault receptacles provided as per code.
- One USB charger/duplex receptacle at Kitchen counter and Primary bedroom, location pre-determined by Vendor.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detectors provided as per Ontario Building Code
- Weatherproof electrical outlets, one in porch soffit for seasonal lighting (switched), one in garage and one at the rear door.
- Rough-in EV charger in garage.
- Electrical outlet(s) provided in garage for future garage door opener/s, and future central vacuum.
- Central Vacuum outlets roughed-in to finished areas, including garage for future central vacuum canister installation. Outlets are concealed with non-operable cover plates.
- All rooms to have a switch-controlled quality ceiling light fixture except for the Living Room, which will receive a switch-controlled wall outlet.
- Energy efficient LED light bulbs in all applicable interior light fixtures.
- White Decora style switches and receptacles throughout.
- Electric door chime at main door entry.
- Personalized appointment with our technology experts to choose your rough-in Cable TV. and Phone locations (total 5 CAT6/6E), with the option to purchase any custom digital, audio, video home automation and home security products. All cable/wiring for the above to terminate at the hydro panel in the basement.

### ENERGY SAVING FEATURES

- High efficiency 2 speed forced air gas central heating system with Zoned Indoor Comfort System, and combined HRV (Heat Recovery Ventilator) system.
- Sealed ductwork in basement (as required)
- Energy efficient hot water tank (rental basis as per the lease Agreement).
- Exhaust fans in all bathrooms and laundry room.
- Insulation on all exterior walls achieving an R22 rating.
- Roof insulation: accessible attic space is R60 insulation, non-accessible attic space is R31 insulation.
- Upgraded R40 spray foam insulation above garage and porch ceilings with living areas above.
- Basement insulation wrap: with R20 insulation up to no more than 12 inches above the concrete floor.

### PAINTING

- Environmentally friendly low VOC washable flat finish interior paint, one colour throughout, from Vendor's standard sample.
- All trim and doors to be painted white in a semi-gloss finish.

### FLOOR COVERINGS

- 4" natural oak engineered hardwood flooring on Main Floor and Second Floor hallway, and stair landings (excluding tiled landings as per plan), from Vendor's standard samples.
- Upgraded 12" x 24" Porcelain tile as per plan from Vendor's standard samples.
- Quality Broadloom carpet with 10mm chip foam underpad in Bedrooms from Vendor's standard samples.

### ADDITIONAL QUALITY CONSTRUCTION FEATURES

- Cold cellar, as per plan.
- Rough-in for 3-piece bathroom in basement, as per plan.
- All subfloor seams are sanded and screwed prior to finished floor installation.
- Deck lots (where applicable) to receive a pressure treated wood deck approximately 10ft x 5ft with steps to grade.
- Lookout deck lots (where applicable) to receive a pressure treated wood deck approximately 10ft x 5ft with steps to grade and larger basement windows at rear.
- Walkout basement lots (where applicable) to receive a pressure treated wood deck approximately 10ft x 5ft without steps to grade and larger basement windows and 6 ft. sliding door at rear. Due to grading conditions, some lots may require steps from basement floor to grade.
- Deck sizes are at the discretion of the governing municipal authority having jurisdiction and may be subject to change.
- Exterior porch railings are installed subject to grading requirements, as per plan.
- All ducts professionally cleaned prior to occupancy.
- Copy of Surveyors Real Property report certified by an Ontario Land Surveyor is provided as an adjustment on closing.

### TARION Warranty Coverage

- 7 years: major structural defects
  - 2 years: electrical, plumbing and heating delivery and distribution systems, water penetration and exterior cladding
  - 1 year: workmanship & materials
  - TARION enrollment fee to be paid by the purchaser as an adjustment on closing.
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