



Exterior & Construction Features

- Poured concrete foundation walls
- Brick veneer exterior accented with a combination of vinyl, stone or hardie board exterior details per applicable plan and elevation
- Concrete porches with decorative **fibreglass and/or brick** columns per applicable plan
- Engineered Sub-floor **glued, fastened with screws, and sanded**
- Plywood roof sheathing
- Self-sealing asphalt shingles with **30-year rating**
- **2" x 6"** wood frame exterior construction with insulation sheathing to provide an **R22** insulation value to exterior walls; **R60** insulation in ceilings; Full height **R20** insulation in basement
- Sprayed insulation to underside of living areas over garage, porch and around windows
- **Cement board** applied to tiled shower enclosures to a 4'-0" height
- **Fully drywalled** interior garage; drywall joints are finished with one coat of tape to provide a gas proof seal; Does not include sanding or painting
- Pre-finished **maintenance-free** aluminum soffits, fascia, eavestrough and downspouts
- **Vinyl casement Low-E Argon windows**; Transom windows** where indicated on individual plan
- Internal window grills on front and corner elevations; grill pattern may vary per individual artist's concept
- Screens on all operational windows
- **Insulated Fiberglass**, weather-stripped front entry door(s) with deadbolt grip set
- High grade insulated **garden door, patio door or sliding patio door** per applicable plan (*Single Garden door does not have screen*)
- All exterior doors and windows are fully caulked

- Premium quality moulded wood-grained sectional garage doors, paint grade, with glazed decorative panels per plan. Equipped with heavy-duty springs and long-life rust resistant door hardware
- Precast patio slab walkway from driveway to front porch
- Lot to be graded and fully sodded
- **Two coat - asphalt paved driveway** in accordance with Vendor's schedule
- Laundry room or Foyer may be sunken at Vendor's Sole discretion in order to reduce number of garage and/or front steps required for lot grading

Electrical, Heating & Plumbing

- **200 amp** electrical service with circuit breakers
- Heavy duty cable and receptacle for stove and dryer
- Weatherproof exterior electrical outlet with ground fault interrupter at rear of home
- **3-pc Rough-in** located in Basement per plan
- Outlet located at front porch soffit on separate switch for seasonal lighting
- Two **electrical outlets in garage** including ceiling outlet(s) for future garage door opener(s)
- One electrical outlet at breaker panel
- One Rough-in **location for future electrical vehicle charging**
- White **"Decora"** electrical switches and plugs throughout all finished areas, excluding fireplace switch
- Coach lights on front elevation and rear elevation
- Switch-controlled wall outlet in Living Room
- Ceiling outlet with Builder's standard fixture in Foyer, Hallways, Kitchen/Breakfast, Home Office/Study, Laundry/Mudroom, and all bedrooms. (*Dining room and upper hall over stair, where applicable, to be wired and capped*)
- Dwelling is **pre-wired for security** two motion detectors and one key pad panel
- **Pre-wired for three Cat 6 Data lines outlets**

- **Rough-in for future central vacuum** with drop located in basement
- Door chime wired to electrical panel
- **Smoke detector** installed in each bedroom and within each floor (including basement)
- **Carbon monoxide detector** installed within each floor (including basement)
- **High-efficiency forced air gas heating system** with ducts sized for future air conditioning. (*Utility area on basement floor plan is a proposed location only and is subject to change due to mechanical requirements*)
- **Professionally cleaned ductwork**
- **Heat Recovery Ventilator** and sealed ductwork in basement
- Power vented gas fired hot water tank on a rental basis
- **Exterior hose bib** in garage and rear of home
- **Pressure-balanced valves** for temperature control provided at all shower heads
- **Shut off valves** under kitchen and all bathroom sinks
- **"Water saver"** Shower heads and toilet tanks

Laundry

- Hot and cold taps and drain provided for Washer/Dryer location
- **Base cabinet where applicable per plan**
- **Acrylic or fiberglass tub**, and centre set faucet
- Rough-in exhaust vent for dryer
- 2nd Laundry equipped with floor drain (per applicable plan)

Interior Finishes

- **10' interior ceiling height on Main floor and 9'on second floor** (*except where dropped*) Some plans may have vaulted or cathedral ceilings per individual plan (*not included where labled as "Optional"*)
- **Smooth ceilings throughout**
- **Imported ceramic floor tile (12"x24")** over lath scratch coat in all standard ceramic floor areas

- **3 ¼" Prefinished Hardwood flooring throughout** areas designated for hardwood in Natural or Stained finish throughout main floor areas and second floor
- One coat of primer and one finish coat of quality paint on all finished interior walls. Purchaser may choose one main colour throughout. Trim finished in white semi-gloss paint
- **Oversized 2 ½" handrail and 1 ¾" spindles** with Oak nosing in **Natural or Stained finish**
- **Oak stair** from main to 2nd floor, and sunken area on main floor in **Natural or Stained finish**
- **Elegant 4 " high baseboards, with 2 ¾ "** window casings throughout all finished areas
- **8' interior doors** throughout main floor (per plan where possible)
- 8' Trimmed arches on main floor (per plan where possible)
- **Two panel square style interior doors throughout**, except where shown on individual plans as sliders or bifold doors
- Elegant smooth finish square columns per applicable plan
- **Satin nickel lever** interior door hardware

Kitchens and Bathrooms

- Quality custom cabinetry in kitchen and baths
- **Flush Breakfast Bar** as per applicable plan
- **Hardsurface countertop in Kitchen and bathrooms**
- Under-counter space sized for future dishwasher complete with **electrical and plumbing rough-ins**
- **Undermount Double stainless steel sink with single-lever faucet** in kitchen
- **Frameless Glass Shower per plan** in primary bathroom shower
- 2-speed **Stainless Steel** exhaust fan vented to exterior over stove area
- **Pedestal sink or vanity cabinet** in Powder Room per applicable plan
- Shower and tub/shower combination unit walls are finished with **upgraded 8"x10" wall tile** to ceiling height

- **Mirrors** provided in all bathrooms
- Bathroom **Accessories included** (*Towel bar and tissue paper holder*)
- Chrome finish strip light in all bathrooms
- **Undermount sinks with Single-lever faucets** and pop-up drains in all bathrooms *'Except Powder when pedestal sink per plan*
- Exhaust fan vented to exterior in all finished bathrooms
- Privacy locks on all bathroom doors
- Plumbing fixtures are standard white
- Bathroom water closets sinks and shower bases where applicable are standard white *No soap dishes in bath or showers areas, are included or installed*

Tarion Warranty

- Total of 7 years on major structural defects
- 2 years on mechanical, electrical, plumbing systems and water penetration on exterior building envelope
- 1 year on all interior finish items

Colour Selections and Finishes

- All colour and finish selections to be made from Builder's / Vendors's standard samples. Purchaser acknowledges and accepts that variations in colour and shade uniformity, graining and pattern may occur in fabricated and natural products, and that availability of style, colours and patterns may vary from those displayed and available at time of colour selection, requiring purchaser to re-select
- Please note that exterior colours are architecturally controlled. Purchaser may choose from a selection of professionally coordinated exterior colour packages, subject to proximity guidelines. Some lots are pre-sited and colour packages pre-determined

* Low E Argon windows do not apply to door sidelights and/or half glass on doors

** Transom windows in certain instances where window is above ceiling height will be black back glass window

Plans and specifications are subject to change without notice.
June 2025 E. & E. O.