



## STANDARD FEATURES AND FINISHES

### GENERAL FEATURES

- Enhanced elevations on select units
- 9' Main floor, 8' basement and 8' upper floor ceiling heights
- Full sized single garage with entry door as grade permits

### EXTERIORS

- Contemporary inspired architecture utilizing brick and horizontal vinyl siding as per elevation.
- Manufacturer's warranty on shingles.
- Aluminum soffits, fascia, downspouts and eavestroughs.
- Metal garage doors with decorative glazing.
- Paved single car driveway.
- Fully sodded front and rear yards within one year of closing.

### DOORS & WINDOWS

- Energy-Star rated low-e argon windows.
- Vinyl casement windows and transoms.
- All operable windows to be screened.
- Sliding 6' patio doors leading to backyard.
- Insulated metal entry door from garage to house.
- Front entry door with glazing.

### INTERIORS

- Smooth finish ceilings on main and second floors.
- Upgraded contemporary 4" baseboards.
- 2 ¾" casings throughout.
- White panelled interior doors.
- 2-Panel interior doors.
- Satin-nickel finish lever door handles and hinges.
- Free-slide 12" deep wire shelving in all closets.

### FLOORING

- Main floor luxury vinyl-plank as per plan.
- Second floor and staircases with broadloom carpet
- 12"x24" ceramic tile in bathrooms and ensuite as per plan

### KITCHEN

- Quartz countertops in Kitchen.
- Choice of cabinet colour from Builder's samples.
- Fixed island with extended breakfast bar and stainless steel double sink.
- Single lever faucet with pull-down spray nozzle.

### BATHROOMS

- White pedestal sinks in Powder Room as per plan.
- Main Bathroom acrylic bathtub with tiled wall enclosure.
- All second floor bathrooms have vanity cabinetry with single sink.
- Ensuite Bathroom with acrylic bathtub with tiled wall enclosure in "Garden" and "Meadow" plans. Full tile shower enclosure with "Grove" plan.
- Main & Ensuites with vanity cabinetry and single sink.
- Laminate countertops on vanities

### 6 PIECE APPLIANCE PACKAGE

- Stainless steel electric stove.
- Stainless steel fridge.
- Stainless steel dishwasher.
- Stainless steel over-the-range microwave and hood fan.
- Full size washer and dryer.





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### LIGHTING, ELECTRICAL & TECHNOLOGY:

- 7 Day programmable Energy Star® thermostat.
- 100-AMP electrical service.
- Weatherproof exterior outlets as per plan.
- Electrical rough-in for garage door opener.
- Smoke and carbon monoxide detectors installed as per Ontario Building Code.
- Rough in for future Electric Vehicle charging station.

### PLUMBING

- Modern PEX water distribution system.
- Exterior frost-free hose bibs in garage and rear.
- Sump pit and pump.
- Shut off valves for all sinks and toilets.
- Laundry tub installed in Basement.

### HVAC

- 96% efficient furnace with EC motor.
- Air conditioner.

### CONSTRUCTION

- Approximately 8' poured concrete basement walls with heavy duty damp proofing, drainage, weeping tiles and insulation as per plan.
- Advanced floor joist system.
- Tongue and groove subfloors.
- Minimum 2x4 or better framed construction.
- Garage walls to be fully drywalled and painted with prime-coat.

### NOTES

- All references to sizes, measurements, materials, construction styles, trade, brand, industry names or terms may be subject to change.
- Variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary as a result.
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations or features and finishes are as per applicable plan or at the vendors' sole discretion.
- All features and finishes where a purchaser is given the option to select, shall be from the vendor's predetermined standard selections.
- From time to time products are discontinued. The Builder reserves the right to substitute materials of similar or better quality.
- Usable square footages may vary from stated floor areas. E & O.E.

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