

QUALITY APPOINTMENTS



Custom Quality Construction

- Modern Architecture with stone, siding, glass and metal railings.
- Roof Top Terraces with modular decking.
- Modern Front entry door with glass insert and glass sidelight complete with contemporary grip set and deadbolt.
- All subfloors to be 5/8" T&G flooring, glued, sanded & fastened with screws
- Pre-finished Aluminum maintenance-free soffits, eaves trough, fascia and downspouts.
- Energy efficient low E argon vinyl casement windows throughout. All operable windows to have screens.
- Quality caulking to all exterior windows and doors.
- Sliding thermal glazed Low E Argon filled 6 foot and 8 foot patio door(s) with screen as per applicable plans.

Spectacular Interior Finishes

- 9' ceilings on the Ground, Main, and upper floors.
- Electric Fireplace on the main floor located as per plan
- Oak-finished stringers stained to match the flooring with carpeted treads and risers on all stairs.
- Oak railings and pickets stained to match flooring
- Oak nosing under the railing and thresholds stained to match flooring.
- Choice of Quality Vinyl laminate flooring in hallway, flex room, great room, kitchen, and dining room.
- Choice of 12"x24" ceramic or porcelain tile from builder's samples in the Foyer and Ensuite Bath.
- Choice of 12"x12" or 13"x13" ceramic or porcelain flooring from builder's samples in the laundry room, bathrooms and Mechanical room.
- Quality carpet and under pad in all staircases and Upper Floor level from builders' standard samples.
- Premium quality latex paint, off white throughout . Doors and trim painted white.
- Smooth finish ceilings throughout the home.
- Contemporary style interior doors.
- 4" baseboard and 2 3/4" casing throughout
- Sliding mirrored closet doors and contemporary swing doors in bedrooms as per plan and fully trimmed.
- Melamine shelf and rod in all closets.
- Contemporary satin nickel lever hardware for all interior doors.

Designer Kitchens

- Custom designed open concept kitchens featuring quality designer cabinetry with laminated countertop including extended breakfast counter, center island, and pantry as per plan.
- Space for dishwasher provided in kitchen cabinets with rough-in wiring and future drain connection included.
- Double stainless steel sink in kitchen with single lever pullout faucet.
- Built in "Over the Range" Stainless Steel Microfan with light over stove area vented to the outside.
- Heavy duty electrical receptacle for stove.
- Outlets at counter level for small appliances

Luxurious Bathrooms

- Purchaser's choice of quality designer cabinetry with laminated countertop from builder's samples.
- Separate shower stall to as per plan.
- All separate shower stall entry to have marble jambs.
- Single lever taps with temperature control in bathtub and shower.
- Single lever faucets in all vanities with mechanical pop-up drains.
- Energy efficient water-savingwater saver shower heads.
- White plumbing fixtures in all bathrooms, with water-savingwater saving toilets.
- Combined tub and shower enclosure to have ceramic wall tile.
- Mirrors approximately full width of vanity in all bathrooms.
- Strip lighting in all bathrooms and powder room.
- 1/4 turn water shutoffs for all plumbing fixtures
- Exhaust fans vented to exterior in all bathrooms.
- Privacy locks on all bathroom doors.

Laundry Area

- Laundry sink in cabinet as per plan.
- Connections for hot and cold water for future washer.
- Heavy duty electrical outlet for dryer and electrical outlet for washer.
- Dryer vent connection to exterior

Electrical and Mechanical

- 200AMP electrical service with circuit-breaker type panel.
- Weatherproof GFI exterior electrical outlets at front of home.
- Split electrical outlets at counter level in kitchen for small appliances.
- Ceiling lights with builder supplied fixtures for foyer, hallways, bedrooms, great room, kitchen and dining room.
- Switch controlled wall outlet in Great Room
- Dining room to have ceiling light complete with switch.
- White Decora style switches and receptacles throughout.
- Bell chime at front door.
- Wall outlet above fireplace for future television.
- Smoke detectors with visual and audio component on each floor, including lower level and all bedrooms.
- Carbon Monoxide (CO) detector.
- Three convenient integrated USB outlets. One in kitchen and two in Master Bedroom.
- Copper wiring throughout.
- Tankless Gas fired hot water heater and forced air hydronic heating on a rental basis.
- High Efficiency Energy Recovery Ventilator (ERV) for filtered air supply and humidity absorption.
- Ductwork is sized to accommodate future Central Air Conditioner.
- Two electrical outlets in garage (one in wall, one in ceiling for future garage door opener).
- Ground fault interrupter protection in all bathrooms.
- Thermostat centrally located on main floor

Exterior Details

- Asphalt paved driveway.
- Premium quality sectional insulated roll up garage door. Door installed with heavy duty springs.
- Garage is dry walled and prime painted.
- Exterior hardware to be comprised of decorative exterior lights, house numbers and grip set.
- Fully sodded lot subject to freeline location and grading accessibility
- Concrete patio slabs at front entrance.
- Exterior hose bib in garage with interior shutoff valves for easy winterization.
- Covered front entry porches with railings as per plan.
- Glass railing for Main, Upper and Rooftop Terraces

Colour Selection and Finishes

All colour and finishing selections are to be made from Builders standard samples. The purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the sales presentation centre and model homes may vary from those displayed and available at time of colour selection.

Warranties

Tarion New Home Warranty Program Coverage:

7yrs- Major structural defects

2yrs-Major plumbing, heating and electrical systems and building envelope

1yr- All other items

Note:

Exterior colour selections are architecturally controlled and pre selected for the purposes of providing a pleasing streetscape

Number of steps at front may vary from that shown according to grading conditions and municipal requirements.

Variations in uniformity and colour and from vendors samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finished due to normal production processes

Ceilings and walls may be modified to accommodate mechanical systems

All plans, elevations and specifications are subject to modification from time to time by the vendor, according to the Ontario Building Code

The vendor will not allow the purchaser to access or to do any work and / or supply any material to finish the dwelling before the closing date unless otherwise stated in the agreement

The purchaser acknowledges that the finishing materials contained in any model homes including flooring, furniture, draperies and window coverings, lighting, paint and decorating colours appliances, fireplaces, and kitchen backsplashes etc. may be for display purposes only and may not necessarily be included in the dwelling unit purchased herein.

Purchasers are notified that exit doors from the interior to garage of the dwelling (where applicable) may require stairs to grade level or may be lowered or eliminated, at the vendors sole discretion, due to grading or municipality requirements.

The vendor shall be entitled to reverse the elevation of the house (build as mirror image)

All dimensions are approximate. Furnace, sump pit , ERV and hot water tank locations may vary from that shown. Prices, Terms and conditions subject to change without notice.

The vendor has the right to substitute materials of equal or better quality. E & EO August , 2024