



AURORA HILLS

LUXURY ESTATES

QUALITY CONSTRUCTION AND ELEGANT EXTERIORS

- Superior architecturally designed and controlled homes with elegant stucco, premium brick and masonry detailing, pre-cast stone and low maintenance exterior accent trim in selected locations (as per applicable plan).
- 8' metal front entry door(s), complete with weather-stripping, gripset, glazed panel sidelight, (as per applicable plan).
- Premium high quality self sealing shingles complete with 25 year manufacturer's warranty.
- Pre-finished, low maintenance soffits, fascia, eaves troughs and downspouts installed (as per applicable plan).
- Colour coordinated, triple pane, low-e argon filled vinyl casement windows on all elevations, excluding white basement windows which will receive standard sliders (where applicable). All operable windows to receive screens.
- Premium quality, sectional roll-up garage doors with window lights (as per plan) and equipped with heavy-duty springs and rust-resistant door hardware.
- All homes to be fully sprinklered for safety and peace of mind. Fire sprinkler system to be installed on all living levels of the home and designed NFPA 13D standard.
- Poured concrete basement walls with damp proofing, weeping tile and exterior drainage membrane.
- Two exterior hose bibs; one at rear of home and one in garage. Location to be determined by Vendor.
- Poured concrete, steel reinforced front porch (where applicable). Poured in place concrete front steps to be installed where required by grade.
- Pre-cast concrete slab walkway; from driveway to front entry and side entry doors (per applicable plan, where grade permits).
- All driveways to consist of base and top coat layers, applied in two separate stages (second coat applied within approximately one year of first coat).
- Sunken entrances may be required due to grading and/or as per plan.
- Engineered Floor Joist System with tongue and groove subflooring, glued and screwed to joists.
- All lots to be graded and sodded as per approved grading plans. Where applicable, side yards between homes may receive gravel in lieu of sod (at the discretion of the Vendor). All lots graded to meet requirements of the authority having jurisdiction.

WALKOUT BASEMENT FEATURES

- Where basement walk-out conditions exist, the following features are standard and will be included in any premiums that are applicable to the lot:
- Sliding basement patio door and windows (as per applicable plan).
- Additional height basement windows

(where applicable, as per plan)

- Additional exterior coach lamp and GFCI-protected receptacle at basement patio door
- Additional masonry extending to concrete foundation at sides and rear (where/as required).
- Deck installed off of main floor rear patio (steps to grade from deck are not provided).

DISTINCTIVE INTERIORS

- Approximately 10'-0" high ceilings on main floor, and approximately 9'-0" high ceilings on second floor (except at coffered, sloped or cathedral ceilings, and where drops are needed for structural or mechanical systems).
- Smooth ceilings throughout main floor and in second floor bathrooms and laundry rooms (per applicable plan). All other areas to receive textured ceilings with 4" smooth border.
- One coat primer and two coats of flat finish, premium quality latex paint on all finished walls throughout. Interior trim and doors to receive white semi-gloss finish.
- Main floor Oak stair stringers, treads and risers to receive a choice of pre-selected stain finishes from Vendor's standard samples, excluding stairs to the basement which shall be paint grade.
- Main floor stair landings (where applicable) to receive site finished oak flooring from Vendor's samples of pre-selected stain finishes.
- Lower floor landings (to basement) shall be paint grade.
- Main level staircases to receive a 3" handrail and choice of oak or metal pickets complete with oak posts and nosings in choice of pre-selected stain finishes from Vendor's standard samples.
- Approximately 5" baseboards and 2-3/4" casings on swing doors, sliding doors and windows throughout all finished areas (where applicable). Finish moulding installed to all ceramic and hardwood areas.
- Brushed nickel lever interior door hardware for interior doors, with matching hinges for all interior swing doors. Privacy door locks to all bathrooms and master bedroom (where applicable).
- Gas fireplace (as per applicable plan), complete with standard black trim, tempered glass panel, decorative log set and remote ignition switch with white painted mantel.
- Stylish 2-panel interior swing doors throughout with exception of bedrooms, which receive white panelled closet sliders (as per applicable plan).

GOURMET KITCHEN FEATURES

- Kitchen cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's standard samples.
- Taller upper cabinets in Kitchen and Servery (as per applicable plan), from Vendor's standard samples.

- Colour co-ordinated kickplates to compliment cabinets.
- Stainless steel, double bowl, undermount kitchen sink with single lever pullout faucet.
- Deluxe two-speed stainless steel kitchen exhaust fan with 6" exhaust vented to exterior.
- Choice of granite countertops in Kitchen and Servery (as per applicable plan) from Vendor's standard samples.
- Kitchen island with flush breakfast bar (as per applicable plan).
- Electrical receptacle installed below counter in kitchen island and/or peninsula cabinets, as per code (applies when island cabinet is permanently fixed with plumbing).
- Dishwasher rough-in includes electrical and plumbing only with space for dishwasher (installation of dishwasher not included)

LUXURY BATHROOM FEATURES

- Vanity cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's standard samples.
- Master ensuite shall receive a choice of granite countertops from Vendor's standard samples with an undermount sink.
- All secondary bathrooms shall receive a choice of laminate countertops from Vendor's standard samples.
- Master ensuite complete with elegant freestanding bathtub, or drop-in tub (as per applicable plan) and separate shower stall with glass door (as per applicable plan). Drop-in tub to receive a choice of quality imported ceramic floor tile on skirt, deck and splash, from Vendor's standard samples.
- Water resistant board installed to tub and shower enclosures up to ceiling.
- Sleek, vapour-resistant pot light in master ensuite shower.
- Choice of quality 8"x10" imported ceramic wall tile for all tub enclosures and shower stall walls, from Vendor's standard samples.
- All stand alone shower stalls to receive tiled ceilings, from Vendor's standard samples.
- High efficiency, water saving toilets.
- Single lever chrome faucets in all bathrooms and powder room.
- Chrome style bathroom accessories to include towel bar and toilet tissue dispenser.
- All secondary bathrooms to receive drop in sinks, with the exception of a pedestal sink in the powder room.
- Acrylic bathtub in main bathroom and secondary ensuites (where applicable, per plan).
- All bathroom vanity faucets to have shut-off valves.
- Pressure balance shower faucets in all bathrooms, where applicable.
- Mirrors over all vanities in bathrooms, including mirror over pedestal in powder room.

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SUPERB LAUNDRY ROOM FEATURES

- Handy recessed plumbing box to facilitate ease of connection for washing machine supply water lines.
- Freestanding laundry tub complete with hot and cold water faucet (location as per applicable plan).
- Exterior venting for future dryer.
- Heavy duty electrical outlet for dryer and electrical outlet for washer.

FLOORS AND FLOOR COVERINGS

- Choice of quality imported ceramic floor tiles, from Vendor's standard samples to; front foyer and applicable side entry foyer, powder room, kitchen/breakfast/servery area, laundry room, mud-room and bathrooms (excludes basement laundry, mechanical areas, and unfinished basements).
- Choice of 40oz. Broadloom on approximately 1/2" underpad on second floor excluding tiled areas, from Vendor's standard samples.
- 3-1/4" Oak hardwood flooring on main floor with a choice of pre-selected finishes from Vendor's standard samples (excluding tiled areas).

LIGHTING AND ELECTRICAL FEATURES

- 200 Amp electrical service.
- Switched ceiling light fixtures in all rooms (except Dining room).
- Switched wall light fixtures above mirrors in all bathrooms and powder room.
- Capped ceiling fixture in Dining Room.
- All electrical receptacles located on exterior walls and insulated ceilings to be installed using draft-resistant sealed boxes.
- Exterior GFI protected receptacles provided at front porch and rear door (location determined by Vendor).
- One (1) receptacle installed on wall and one (1) receptacle installed in ceiling (for future garage door opener) for each garage parking space.
- Decora style plugs and switches throughout.
- Rough-in central vacuum system drops terminating in unfinished areas for future connection (location determined by Vendor).
- Decorative exterior coach light(s) on exterior elevations (as per plan).
- Rough-in for 2 (two) RG6 television outlets and 2 (two) Cat6e telephone/Internet outlets in locations as-determined by purchaser.
- One (1) dual electrical outlet/USB port, in location as determined by purchaser.

MECHANICAL AND ENHANCED ENERGY FEATURES

- All ducting sized for future air-conditioning
- All homes to receive an Energy Recovery Ventilator (ERV) to promote healthier indoor air quality and provide fresh air.
- Energy Star qualified exhaust fans vented to exterior in all bathrooms and laundry rooms.
- Smoke detectors and carbon monoxide detectors installed through home per OBC.
- High efficiency gas-fired tankless water heater on a rental basis with supplier as designated at Vendor's sole discretion.
- High efficiency HVAC system designed to provide superior comfort and reliable heating (and cooling, where/when applicable).
- All supply and return metal ductwork joints to be sealed.
- R22 blanket insulation (approximately 6" above finished floor) on exterior walls in basement.
- Continuous air barrier for increased air tightness and energy efficiency.
- Triple pane windows to help promote more comfortable interiors and reduced heating/cooling costs.
- Drain Water Heat Recovery system serving two showers (designed to reduce energy required to heat incoming water).
- All homes to be tested and reviewed for air tightness by a third party.
- Ducts professionally cleaned.

ENERCARE SMARTER HOME™ ESSENTIAL PACKAGE

- Enercare Smarter Home™ is a simple, integrated system that puts comfort and peace of mind in the palm of your hand, even when you're not at home.
- Each home comes equipped with the Enercare Smarter Home™ Essentials Package (complete with free installation and training by Enercare staff post-closing) and 3 years of free monitoring. Package includes:
 - 1 Smarter Home Hub
 - 1 Smarter Home Programmable Thermostat
 - 1 Smarter Home Water Leak Sensor
 - 1 Video Doorbell with Camera

NEW HOME WARRANTY

- 1 Year Warranty applies to defects in workmanship and materials.
- 2 Year Warranty applies to electrical, plumbing and heating delivery & distribution system and water penetration through building envelope or foundation.
- 7 Year Warranty applies to major structural defects .
- Purchaser agrees to pay Tarion Warranty Program enrolment fee as an adjustment at closing.

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor's sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production process. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When a purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type purchase. All selections of finishes will be made from Vendor's standard samples.