

# Freehold Townhomes & 36' Detached Features & Finishes



## QUALITY CONSTRUCTION AND ELEGANT EXTERIORS

- Superior architecturally designed and controlled homes with premium brick and masonry detailing, pre-cast concrete and/or stone, vinyl siding, and PVC trim and accents in selected locations (as per applicable plan).
- Steel insulated front entry door(s), complete with weather stripping, grip set, sidelight and/or transom (as per applicable plan).
- Premium, high quality self-sealing shingles with a 25 year manufacturer's warranty and/or 2-ply flat roof membrane (as per applicable plan).
- Pre-finished, low maintenance soffits, fascia, eavestroughs and downspouts installed (as per applicable plan).
- Colour coordinated low-e argon filled vinyl casement windows on all elevations, excluding white basement windows which will receive thermo pane sliders (where applicable). All operable windows to receive screens.
- Premium quality, sectional roll-up garage doors with window lights (as per applicable plan).
- 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 pre-cast concrete slab landing at rear patio/garden door (where applicable/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.
- 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 will be graded to meet requirements of the authority having jurisdiction.

## DISTINCTIVE INTERIORS

- Homes to receive approximately 9'-0" high ceilings on main floor, and approximately 8'-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 in kitchen, bathrooms, powder rooms and finished laundry rooms. All other areas to receive textured ceilings with 4" smooth border.
- One coat of primer and two coats of flat-finish, premium-quality latex paint on all finished walls throughout.
- Carpet grade staircase with oak stringers in a natural finish, excluding stairs to the basement which shall be paint grade.
- Oak posts, pickets, handrails and nosings to receive a natural finish.
- Approximately 4" 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. Privacy door locks to all bathrooms and master bedroom (where applicable).
- Stylish 2-panel interior swing doors (as per applicable plan).
- All bedrooms to receive white, trimmed, closet sliding doors (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.
- Choice of laminate countertops 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 complement cabinets.
- Double bowl top-mounted stainless steel kitchen sink with single lever pullout spray faucet.
- Deluxe two-speed stainless steel kitchen exhaust fan with 6" exhaust vented to exterior.
- 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.
- 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/or separate shower stall with glass door (as per applicable plan).
- Water resistant board installed to tub and shower enclosures up to ceiling.
- Sleek, vapour-resistant pot light in all separate shower stalls (as per applicable plan).
- Choice of quality 8"x10" imported ceramic wall tile for all tub enclosures and shower stall walls, 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 bathrooms to receive drop in sinks, with the exception of a pedestal sink in the powder room.
- Acrylic bathtub in main bathroom and secondary ensuite (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.

## SUPERB LAUNDRY ROOM FEATURES

- Handy recessed plumbing box to facilitate ease of connection for washing machine water and drain lines.
- Freestanding laundry tub complete with hot and cold water faucets (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, for foyer, powder room, kitchen/breakfast area, laundry room and bathrooms (excludes basement laundry, mechanical areas, and unfinished basements).
- Choice of 40oz. Broadloom on approximately 1/2" underpad on main and second floors where not shown as tile, from Vendor's standard samples.
- Engineered Floor System with tongue and groove subflooring, glued and screwed to joists.

## LIGHTING AND ELECTRICAL FEATURES

- All townhouse and 36' homes to receive 100 Amp electrical panel.
- Switched ceiling light fixtures in all rooms (except Dining 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 receptacles and switches throughout.
- Rough-in central vacuum system drops terminating in unfinished areas for future connection (location determined by Vendor).
- Decorative exterior coach lamp(s) on exterior elevations (as per applicable plan).
- Rough-in for 2 (two) RG6 television outlets and 2 (two) Cat5e telephone/Internet outlets in locations as-determined by purchaser.
- Choice of location for 1 (one) dual electrical outlet/USB port.

## MECHANICAL & 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).
- R20 blanket insulation (approximately 6" above finished floor) on exterior walls in basement.
- Continuous air barrier for increased air tightness and energy efficiency.
- Drain Water Heat Recovery System serving two showers (designed to reduce energy required to heat incoming water).

## ENERCARE SMARTER HOME™ ESSENTIALS 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:
  - Smarter Home Hub (1)
  - Smarter Home Programmable Thermostat (1)
  - Smarter Home Water Leak Sensor (1)
  - Video Doorbell with Camera (1)

## 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 vendors samples subject to their timely availability from the Vendors normal supplier and provided that the same have not already been ordered for this house. Variations from vendors sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due normal production process. Purchaser is notified that the laundry room/mud room and/or foyer may be lowered to accommodate side yard drainage, in extraordinary cases, doors(s) from laundry to garage will be eliminated at Vendors discretion. 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 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 on the above lot shall contain the features listed above. The purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser is notified that due to siting and grading conditions, roof lines may not be exactly as shown. Due to grading conditions risers may be necessary at the front and rear entries. Rooflines may vary due to structural roof framing conditions.

\* - as per plans / V - from Vendor's standard samples.  
Specifications and terms subject to change. E • OE -  
July 17, 2020.