

FEATURES

EXTERIOR FINISHES

- Elevations are stone and stucco construction, as per plan.
- Architectural features such as raked masonry joints and precast window treatments, as per plan. Precast details to be selected from vendor's predetermined profiles.
- Self sealing asphalt roof shingles with a 25yr warranty from vendor's predetermined colour schemes.
- Maintenance-free aluminum soffit fascia, eavestrough, and downspouts, as per elevation.
- Low maintenance vinyl casement, sliders, or thermo-fixed glass windows throughout, as per plan. Simulated divided lights (SDL's) on front elevation. Colours are as per vendor's predetermined colour schemes. Basement windows are to be matching vinyl sliders. Transom windows on main floor, as per plan.
- Screens on all operable windows.
- Premium sectional roll up garage doors with decorative windows, as per plan. All garage doors to be operated by high lift garage door openers.
- Professionally graded and sodded lot.
- Front entry and back living area to have precast slab walkways and steps as required.
- Poured concrete garage floor with grade beams for structural reinforcement.
- Two exterior water taps, one in garage and one at rear of home.
- Exterior front door to be 8ft high with full length entry set. Colours are as per vendor's predetermined colour schemes.
- Exterior back doors from master bedroom and kitchen to be 8ft high. Colours and style are as per vendors predetermined colour schemes.
- Convenient direct access to home from garage, as per plan. Landing and steps may be required.
- Upgraded black coach lamps at garage, front and rear doors, as per plan.

INTERIOR FINISHES & FEATURES

- 10' ceilings on main floor with 12' accents. Intricate ceiling details, as per plan.
- Main staircase in finished areas to be oak, stained to match hardwood floor selection.
- Interior railings and pickets to be stained to match hardwood flooring.
- All ceilings to be smoothed.
- Upgraded casing approximately 4 1/2" wide with backbend on all windows and doors and upgraded baseboards approximately 7 1/4" high in all finished areas, as per vendor's standard samples.
- Interior door heights and arches to be 8' high. Interior doors to be solid core construction, selected from Masonite's "Palazzo" line.
- All interior door levers to finished in polished chrome with matching backplate.
- Direct vent Napoleon gas fireplace, where applicable.
- Basement ceiling to be approximately 9' high with door heights and arches to be 7' high.

KITCHEN

- Double bay stainless steel undermount kitchen sink with polished chrome Kohler single lever faucet with pull out spray.
- Gas line to be run for future stove.
- Electrical outlets for refrigerator and at counter levels for small appliances.
- Quality Canadian-made custom cabinetry. Purchaser's choice from vendor's standard samples for extended height uppers, crown moulding and light valance cover. All drawers to be maple dovetail construction with full extension blumotion soft close. All cabinet doors to have blumotion soft close.
- Countertops to be Caesarstone Quartz as per vendor's standard samples.
- Backsplash area to be tiled as per vendor's standard samples.
- Decorative range hood cover with 8" venting and standard electrical for vent liner insert.

FLOOR COVERINGS

- Upgraded ceramic flooring from vendor's standard samples in front foyer, bathrooms, powder room and laundry room, as per plan.
- Upgraded prefinished 5" stained oak hardwood throughout main level (excluding tile areas), as per vendor's standard samples.

MASTER ENSUITE & WALK IN CLOSET

- Quality Canadian made custom cabinetry. Purchaser's choice of cabinets from vendor's standard samples. All drawers to be maple dovetail construction with full extension blumotion soft close. All cabinet doors to have blumotion soft close.
- Countertops to be Caesarstone Quartz as per vendor's standard samples.
- Polished chrome faucets with white ceramic undermount sinks from vendors standard samples.
- Freestanding tub, as per plan.
- Frameless clear glass shower enclosure with polished chrome handle and hinges, as per plan.
- Shower featured with polished chrome rain shower head, thermostatic control valve and 4 body sprays from vendor's standard samples.
- Exhaust fan.

BATHROOMS & LAUNDRY

- Quality Canadian made custom cabinetry. Purchaser's choice of cabinets from vendor's standard samples. All drawers to be maple dovetail construction with full extension blumotion soft close. All cabinet doors to have blumotion soft close.
- Countertops to be Caesarstone Quartz as per vendor's standard samples.
- Polished chrome faucets with white ceramic undermount sinks from vendor's standard samples.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Laundry area with connections for water and drain.

ENERGY SAVING FEATURES

- High efficiency forced gas central heating, HRV, & central air conditioning.
- Gas fired hot water tank (rental).
- Fiberglass insulated entry door with high quality weather stripping.
- Attic space with R50 insulation.
- Exterior walls with R22 insulation.
- Basement insulation wrap with R22 insulation, as per Building Code.

QUALITY CONSTRUCTION

- Poured concrete basement walls damp proofed with additional foundation wrap to enhance overall water resistance.
- 2x6 exterior wall construction throughout house.
- Engineered truss-joist floor system to allow for minimal use of structural posts.
- 3/4" tongue & groove spruce plywood subfloor screwed and/or glued to engineered floor joists and 1/2" spruce plywood roof sheathing.
- Windows and exterior doors fully sealed with high quality caulking.
- Poured concrete porches. Decorative columns as per plan. Railings installed subject to grading requirements.