



## Every Detail. Every Finish.

### Architectural Features

- Contemporary exterior features, masonry façade and other unique architectural details, as per plan.
- Colour-coordinated aluminum soffits, fascia, eavestrough and downspouts, as per plan.
- Modern exterior lighting and house number, as per plan.
- Balconies, as per plan.
- Rooftop terraces, as per plan.

### Quality Construction Specifications

- Energy conserving insulation to all exterior walls and ceilings to meet or surpass Ontario Building Code requirements.
- Spray foam insulation in garage ceilings and box outs where applicable.
- Excavated garage area for optional legal secondary suite, as per plan.
- Drywalled, taped and primed interior garage walls, as per plan.
- Poured concrete foundation walls, wrapped with a drainage membrane to protect against water penetration, as per plan.
- Precast concrete slab walkway from driveway to front entrance.
- Concrete porches, as per plan.
- Graded and sodded front and rear yards, as per plan.
- Exterior water hose bibs, complete with backflow preventer, as per plan.

### Exterior Doors & Windows

- Energy efficient, dual-pane, Low E, argon-filled casement windows, as per plan.
- Insulated front entry door with dead bolt and grip set.
- Garage access door, where grade permits.
- Garden doors or sliding glass patio door with screen, as per plan.
- Contemporary overhead garage door.
- Extra-large basement windows, as per plan.
- Doors and windows fully caulked and weather-stripped.

### Interior Features

- 9' (+/-) ceilings on ground, second and third floors.
- Smooth finish ceilings in all finished areas.
- Oak staircase, nosings and metal pickets, as per plan.
- Low-VOC latex paint for walls.
- Painted trim and doors.
- Linen closet, as per plan.
- Basement rough-ins, as per plan.
- Optional finished basement.
- Professional home and duct cleaning prior to occupancy.

### Kitchen Features

- Undermounted double bowl stainless steel sink with pull-out faucet.
- Purchaser's selection of kitchen cabinets
- Pantry, as per plan.
- Stone countertops.
- Extended upper cabinets in kitchen, as per plan.
- Island with extended breakfast bar, as per plan.
- Paneled insert hood fan vented to exterior.
- Tile backsplash.

### Flooring Features

- Imported floor tiles in foyer, laundry room, powder room and bathrooms.
- Hardwood flooring throughout all non-tiled areas of ground, second and third floors.

### Laundry Features

- Tile flooring.
- Stacked or side by side laundry unit, as per plan.
- Laundry room sink, as per plan.
- Cabinetry, as per plan.
- Dryer vented to the exterior.
- Exhaust fan.

## **Mechanical & Electrical Features**

- High-efficiency forced air gas furnace.
- High-efficiency gas hot water heater.
- Heat Recovery Ventilator to provide fresh air exchange within the home.
- Sealed basement ductwork to reduce heat loss.
- Programmable, smart, multi-zone thermostat.
- 200 AMP service with circuit breaker panel.
- Copper electrical wiring throughout.
- Garage rough-in for electric vehicle charging.
- Three exterior electrical GFI outlets.
- Holiday light receptacle at front porch.
- Flush-mount ceiling fixtures in all bedrooms.
- Pot light in all stand-alone showers.
- Decora style plugs and switches throughout.
- Front doorbell.
- Two data location connections (CAT 5).
- Rough-in for future central vacuum system with four capped outlets.
- Smoke detectors hardwired in every bedroom.
- Combination smoke and carbon monoxide detectors hardwired on each level.

## **Bathroom Features**

- Privacy locks on powder room and all bathroom doors.
- Exhaust fans in all bathrooms.
- Mirrors above sinks in bathrooms.
- Stone countertops in ensuite and main bath.
- Bathtub enclosure tiled to ceiling height, as per plan.
- Soaker tub in ensuite, as per plan.
- Frameless glass shower in ensuite.

## **Rooftop Terrace**

- Gas line.
- Exterior electrical receptacle.
- Exterior hose bib.
- Durable exterior decking.
- Terraces separated by privacy screens.

## **Premium Quality Warranty**

- Seven years for major structural defects.
- Two years for plumbing, heating, electrical systems and building envelope.
- One year for all other items in accordance with Tarion guidelines.

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*The Vendor reserves the rights to substitute alternative specifications, materials and fixtures of equal or better quality.*