

# Elm & Co.

## Features and finishes

### ENERGY SAVING FEATURES FROM OUR HARMONY PACKAGE

- 2" x 6" exterior wall construction with R-22 + 5 insulation, R-60 in attic. Expanding foam insulation to be R-31 to all garage ceilings with finished areas above
- All bathrooms (with or without windows) have exhaust fan (EnergyStar® qualified) vented to the outside
- Forced air natural gas condensing furnace, 96% ECM efficiency, with an ECM motor, power vented to the outside
- Heat Recovery Ventilation Unit (H.R.V.) simplified system
- EnergyStar® qualified condensing domestic hot water tank (rental unit)
- All main trunk ducts, including basements for supply and return and panned joists to be taped, for added heating and cooling efficiency
- Centrally located electronic EnergyStar® qualified thermostat on main floor
- LED light bulbs where applicable to help conserve energy
- Extensive caulking for improved energy conservation and draft prevention
- The use of recycled material throughout the building process

### STUNNING EXTERIOR FEATURES & STRUCTURAL COMPONENTS

- Each home exterior is comprised of a combination of all brick, stucco, stone frieze board and/or precast accents with masonry detailing around windows and doors (as per plan/elevations/ options)
- Durable, maintenance free, pre-finished aluminum soffits, fascia, eavestrough and downspouts, all colour coordinated
- Prominent insulated entry door with door hardware package including gripset and deadbolt, with glass insert to front entry door features (as per plan/elevations/ options) with complementing door sills to both front and rear doors for a custom touch
- Exterior aluminum railings for decorative applications, (where required by code). Actual railing detailing may vary from railings depicted on brochures (as per plan/elevations/options)
- One (1) exterior hose bib provided in garage
- Sliding patio doors leading to rear (as per plan/elevations/option.)
- Pre-finished insulated roll-up garage door with decorative glazing and hardware

### GOURMET DREAM KITCHEN FEATURES

- Custom quality designed kitchen cabinets with choice of styles from Vendor's

standard samples (as per plan/options)

- Space for dishwasher including rough-in plumbing and electrical
- Post formed laminate kitchen countertops with your choice of colour from Vendor's standard samples
- Stainless steel finish, undermount sink in kitchen with faucet
- 6" Kitchen stove vent to be vented to outside

### LUXURIOUS BATHROOM FINISHES

- Custom quality designed primary ensuite/ bathroom cabinets with choice of styles from Vendor's standard samples (as per plan/options)
- Laminate countertop for primary ensuite/ bathrooms with a clean-cut finish where the countertop meets the wall
- Single lever faucet(s) in all bathrooms
- White pedestal sink for all powder rooms
- High efficiency water saving white toilets in all bathrooms
- Deep acrylic soaker tubs (as per plan/options)
- Ensuite retreats with glass showers
- All bathroom tub & shower enclosures to receive "mold resistant drywall"

### LIGHTING & ELECTRICAL FEATURES

- 100 amp electrical services with breakers (as per OBC Building Code)
- Weatherproof exterior electrical outlets, at each accessible exterior door
- Automatic smoke detector(s) with strobe lighting to meet OBC building codes for home and family safety
- All wiring in accordance with Ontario Hydro standards
- Electric door chime
- Decora light switches plugs and plates
- Carbon monoxide detectors

### EXQUISITE FLOORING COVERINGS

- Tile flooring – locations as per applicable model layouts
- Laminate flooring – locations as per applicable model layouts
- Broadloom flooring with under pad in 3rd level hallway and all bedrooms from Vendor's standard samples

### LAUNDRY ROOM ACCENTS

- All upper floor laundry closets/rooms to include a floor drain and tiled baseboards (as per plan/options)
- Convenient durable "no break" Polypropylene laundry tub with separate drain (as per plan/options)

### HELPFUL ROUGH-INS FOR FUTURE CONNECTIVITY

- Three (3) internet rough-in (CAD-5 Standard). Location to be determined by purchaser
- Rough-in Central vacuum system to all finished floors with pipes dropped to garage as determined by StateView Homes
- Alarm Rough-in only
- Municipal address plaques provided
- Professionally home cleaning service prior to occupancy
- Duct cleaning at time of occupancy

### BREATHTAKING INTERIOR LIVING SPACES

- Back-to-back townhomes have nine (9') ceilings on ground & second floor and eight (8') ceilings on third floor
- Traditional townhomes have nine (9') ceilings on ground & main floor and eight (8') ceilings on third floor
- All heights are approximate and subject to site plan approval conditions, bulkheads and low headroom areas due to mechanical systems and ceiling dropped down areas as required). All heights are measured to the top of the floor joist and can be adjusted at the discretion of StateView Homes. Purchaser accepts the same
- Sunken or raised foyer, mud room, laundry room, garage entrance landing (where permitted or dictated by grade) (as per plan/ options) Purchaser accepts the same
- Easy maintenance free smooth ceilings in kitchen, laundry room, powder room and all bathrooms, with sprayed stipple ceilings with 4" smooth border in all other areas
- White paint on all walls and white semi-gloss paint on doors and trim
- Elegant oak veneer stringers with carpeted stairs and risers and 1 5/16" oak square spindles to finished areas with oak handrails (as per plan/options)
- Baseboards throughout with doorstop to hard surface flooring areas
- Casing on all doors and windows throughout finished areas
- Quality finished interior knobs on all interior doors with complementing hinges
- 6'8" doors, pocket doors, and French doors (as per plan/options)
- Thoughtful storage considerations with shelving installed (as per plan/options)

### COMFORT SMART HOME AUTOMATION

- One (1) smart central Automation Hub with touchscreen located at the front entrance of the home
- One (1) smart door lock on the

inside garage door leading to house (grade/options permitting)

- One (1) smart lighting control
- One (1) smart thermostat control
- One (1) smart water leak sensor
- One (1) pre-construction homeowner system design consultation
- One (1) customer system training session
- StateView Homes shall provide a personally scheduled appointment with our qualified Technical Contractor to explain and co-ordinate any additional technology requirements requested

### CUSTOM UPGRADES MADE EASY

- We are pleased to provide quotations prior to construction for extras or custom finishes for interior features. Purchasers have the opportunity to make upgraded interior selections when they attend to choose their colours and materials (when schedules permit)

### STATEVIEW HOMES GUARANTEE

- Backed by "TARION" (Ontario New Home Warranty Program). StateView Homes, is a registered member of TARION and will comply with all warranty requirements
- 7-year structural warranty, 2-year warranty, and 1-year Builder's comprehensive warranty

### AS PER PLAN / ELEVATION / OPTIONS

- All references to size, measurements, materials, construction styles, trade/brand/ industry name or terms may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result.
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion. Purchaser is aware that all items labeled as opt. /optional are not included in the standard layouts.
- All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the predetermined standard selections.
- The Vendor will not allow the purchaser to do any work and/or supply material to finish the dwelling before the "Home Closing Date".
- House types subject to final approval by the municipality or developer's architectural committee final siting and approval by the Vendor's architect.
- Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floors and wall finishes due to normal production

process. The Vendor is not responsible for shade difference occurring from different dye lots on all material such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops, or exterior materials. Colours and material will be as close as possible to Vendor's samples but not necessarily identical. Where Purchasers are given the option to upgrade the stain of the interior stairs and railings, the purchaser is aware that the stain will complement the Harwood; "It will not match the hardwood"

- Purchasers may be required to reselect colours and/or materials from the Vendor's samples as a result of unavailability or discontinuation.
- Due to grade, door from garage to house may not be available.
- Ceilings and walls may be modified to accommodate mechanical system.
- Purchaser acknowledges being advised that windows may experience condensation as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the windows and is advised to keep humidity level constant to reduce this tendency.
- In an effort to continuously improve its product StateView reserves the right to alter floorplans, exteriors, specifications and prices without notice.
- All renderings, floor plans and maps in brochures and sales displays are artists' concepts and are not necessarily to scale and dimensions/ square footages are approximate and may vary due to continuous improvement by the Vendor.
- The Purchaser acknowledges that the floor plan may be reversed.
- The Vendor reserves the right to substitute materials that are of equal or better quality. The determination of whether or not a substitute is of equal or better quality shall be made by the Vendor whose determination shall be final and binding.
- The ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings, as per plan.
- If minor variations to the size of the Dwelling including internal dimensions of any areas are made to the Dwelling the Purchaser shall accept such minor variations without any abatement to the Purchase Price (5-10% total area allowance)

May 3, 2022

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 HARMONY

StateView's Harmony Package is specially designed set of Features and Finishes meant to save water and energy, built from sustainable, ethically sourced materials and promote eco-friendly lifestyle.

 COMFORT

StateView's Comfort Plus Package is a smart home automation system designed to improve life of homeowners, help with maintenance, security and efficiency of each house.

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