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LUXURY BATHROOM FEATURES:

- 37. Quality porcelain wall tiles in tub and shower enclosure to ceiling height (where applicable).
- 38. Primary Ensuite bathroom shower stall (as per plan) to include grand marble surround, pot light and 10 mm frameless glass enclosure with applicable fasteners.
- 39. Stunning freestanding soaker bath tub with Roman tub filler in Primary Ensuite bathroom (as per plan). Drop-in tub in tiled enclosure or glass shower to secondary bathrooms (as per plan).
- 40. Choice of quality bathroom cabinets (level 1) with choice of stone or solid surface countertop in Primary Ensuite from vendor's standard samples with undermount sink.
- 41. Choice of quality bathroom cabinets (level 1) with choice of laminate countertop in secondary bathrooms from vendor's standard samples.
- 42. Bathtub and shower curtain rods included (where applicable).
- 43. Level 1 base cabinet with stone or solid surface countertop in powder room from vendor's standard samples with single lever faucet and undermount sink (as per plan).
- 44. White ceramic accessories in all bathrooms and washrooms.
- 45. Mirrors included in all bathrooms and powder room approx. 42" high.
- 46. Elongated toilets with soft close seats.
- 47. Upgraded chrome finish faucets for all vanities and showers. Primary Ensuite includes rain shower head. All other tub/showers include handheld shower on shower arm bracket (as per plan), from vendor's standard samples.
- 48. Efficient exhaust fans in all bathrooms.
- 49. Privacy locks on all bathroom doors.
- 50. Shut off valve for each sink.
- 51. All plumbing fixtures to be white.
- 52. Shower stalls to have Dens Shield (or equivalent) on walls.
- 53. Bathtubs with showers to have Dens Shield (or equivalent) above the tub. Drop ceilings over bathtub enclosures.
- 54. Washerless MOEN OR DELTA faucet(s) in kitchen, all vanities and bathtubs.

LAUNDRY ROOM ACCENTS:

- 55. Level 1 base cabinet with laminate countertop and drop in tub from vendor's standard samples (as per plan).
- 56. Hot and cold laundry taps and drain for washer with heavy duty wiring and venting for dryer.
- 57. Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required). Laundry areas on second floor will come with a floor drain (as per plan).

FLOOR FINISH FEATURES:

- 58. Detached homes feature 3 1/4" x 3/4" prefinished engineered hardwood in natural finish on ground floor and upper hall (excluding tiled areas and bedrooms) from vendor's standard samples.
- 59. Quality 12" x 24" porcelain tile flooring in entry, powder room, kitchen, laundry, bathrooms, and open to below basement foyer (as per plan), from vendor's standard samples.
- 60. Luxurious premium quality 40 oz. broadloom with foam under pad in bedrooms (as per plan). Your choice of one colour from vendor's standard samples.
- 61. Transition strip to be used between different floor materials (due to different flooring materials that may be selected, transition heights between floor surfaces may occur).
- 62. All shower floors include 2" x 2" mosaic ceramic tile.

ADDITIONAL FEATURES:

- 103. Steel beam construction in basement (as per applicable plan).
- 104. Engineered floor joists & 5/8" subfloor glued to achieve outstanding structural strength.
- 105. All subfloors will be REFASTENED WITH SCREWS prior to floor finishes. All joints to be sanded.
- 106. 2" x 6" exterior wall construction (as per plan, excluding garage).
- 107. Architecturally predetermined siting and exterior colours.
- 108. Survey provided on closing.
- 109. Entry door from garage to interior (where grade permits) with safety door closer (as per Ontario Building Code).

CUSTOMER FRIENDLY UPGRADE PROGRAM:

- 110. Purchasers will have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials (when schedules permit).

LOOKOUT AND WALKOUT CONDITIONS:

- 111. Lookout lot conditions shall include larger rear basement windows, with wood deck and stairs to grade (as grade permits).
- 112. Walkout lot conditions shall include a sliding patio door or garden door in basement and larger rear basement windows (as per grade & applicable plan), a railing will be installed at the door on main floor level.

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY:

- 113. Rough-in for central vacuum system piped to garage.
- 114. Rough-in gas line to BBQ at rear of home, location to be determined by vendor.
- 115. 3-piece rough-in to basement (as per plans), location to be determined by vendor.

WARRANTY:

- Crystal Homes, Fernbrook Homes and Zancor Homes warranty backed by Tarion.

ONE YEAR WARRANTY:

- The builder warrants that the home is free from defects in workmanship and materials, and is fit to live in and meets the Ontario Building Code requirements from the date of possession.

TWO YEAR WARRANTY PROTECTION:

- Water seepage through the building envelope, including the basement or foundation walls.
- Defects in materials and work in the electrical, plumbing and heating delivery and distribution systems.
- Defects in materials and work in the exterior cladding, caulking windows and doors leading to detachment or serious deterioration.
- Violations of the Ontario Building Code's health and safety provisions.

SEVEN YEAR WARRANTY PROTECTION (MAJOR STRUCTURAL DEFECTS):

- Any defect in materials or workmanship that result in the failure of a load-bearing part of the structure, or any defect in materials or workmanship that materially and adversely affects the use of the building as a home. Purchaser will reimburse the Builder for the cost of the Warranty Fee as an adjustment on closing.

Specifications are subject to change without notice. The vendor has the right to substitute materials of equal or greater value at their sole discretion. All sizes and dimensions are approximate and are for general reference only. E. & O.E.



Details

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