



VICTORY GREEN

FEATURES & FINISHES

TOWNHOMES

Purchase price includes the following from the Vendor's samples and may not be the same as that contained in renderings or models which may be available for viewing.

EXTERIOR

1. Superior architecturally designed elevations with brick, stucco, stone, stone accents and other accent details in other materials as per model type (actual detailing may vary from Artists' concept and subject to grade conditions). Lintels to receive lintel wrap.
2. Exterior colour package is predetermined by block cannot be altered.
3. Maintenance free vinyl casement or thermo-fixed glass windows throughout with exterior transom, elliptical and half round windows and grilles on elevations, as per model type.
4. Insulated exterior entry door(s) with weatherstripping, as per model type.
5. Self-sealing quality 25-year roof shingles from Vendor's predetermined colour packages.
6. Maintenance-free aluminum soffit, fascia, eavestrough and downspouts.
7. Aluminum exterior railing as per model type and if required due to grade condition.
8. Sliding patio door(s) with screen or French door(s), as per model type.
9. Sectional roll-up garage door(s) with decorative windows (glazing), as per model type.
10. For 2-storey towns: Two (2) exterior hose bibs - one in garage and one at rear.
11. For rear lane towns: Two (2) exterior hose bibs - one in garage and one at front.
12. Professionally graded and sodded lot.
13. Precast slab walkway to front entry.
14. For 2-storey towns: Precast slabs at rear patio with steps as required, as per model type.
15. Asphalt paved driveway (as per municipal requirements). Vendor not responsible for future settlement.
16. Black exterior lamps on front and rear elevations, as per model type.
17. For 2-storey towns: Where grading requires a deck, the Vendor will provide a 5' x 7' (approximate size) wood deck with stairs. Premiums may apply.
18. For 2-storey towns: For walkout basement condition the Vendor will provide:
 - Basement sliding patio door or French door(s), as per model type.
 - Upgraded rear basement vinyl casement windows.
 - A 5'x7' (approximate size) wood balcony off ground floor rear door and an additional exterior light and electrical outlet, as per model type.
 - Premiums may apply.
19. Door from garage to house subject to grade (2 risers maximum).
20. For 2-storey towns: Door from garage to rear yard subject to grade (2 risers maximum), as per model type.
21. For 2-storey towns: Gas line at rear of home for barbeque connection.
22. For rear lane towns: Gas line on terrace for barbeque connection.





INTERIORS

Purchaser's choice of interior colour and materials from the Vendor's samples. Purchaser agrees to select the colour and materials in seven (7) days after notification by Vendor; otherwise, the Vendor reserves the right to choose the interior colour and materials. Purchaser may be required to reselect colours and/or material from Vendor's samples as a result of unavailability or discontinuance. Variations from Vendor's samples may occur in finishing materials, kitchen countertops and vanity cabinets, floor and wall finishes due to normal production process.

INTERIOR TRIM AND FEATURES

1. For 2-storey towns: 9' ceilings on ground floor, 9' ceilings on second floor, as per model type.
2. For rear lane towns: 9' ceilings on ground floor, 9' ceilings on main floor and 9' ceilings on upper floor, as per model type.
3. Most main floor archways to be trimmed and raised to complement ceiling height, as per model type.
4. Trimmed half walls and ledges, as per model type.
5. Aristocrat paint grade trim +/- 2 3/4" casing in +/- 4 1/8" baseboards with colonial doors.
6. For 2-storey towns: Natural stairs with oak treads and oak veneer risers and stringers from ground to second floor, with natural oak pickets and handrail, as per model type.
7. For rear lane towns: Natural stairs with oak treads and oak veneer risers and

stringers from ground to upper floor, with natural oak pickets and handrail, as per model type.

8. For 2-storey towns: Stairs for optional finished basement plans will be carpet grade treads and risers with painted white stringers, as per model type.
9. For 2-storey towns: Railings for optional finished basement plans will be painted white pickets and handrail, as per model type.
10. All interior doors to have brushed nickel lever hardware.
11. Electric fireplace, as per model type.
12. For 2-storey towns: All ducts to be cleaned prior to closing.
13. Wet bar with quality crafted cabinetry with granite countertop and drop in sink from Vendor's standard samples, as per model type.

PAINTING

1. All interior walls to be finished with one (1) choice of paint from Vendor's standard samples.
2. Wood trim and interior doors painted white.
3. Ceilings in hallways, living, dining, family, great room, bedrooms and in optional finished basements to be stippled with smooth borders, as per model type.
4. Smooth ceilings in powder room, kitchen, bathrooms and laundry, as per model type.

FLOORING

1. Choice of 12" x 12" or 13" x 13" ceramic



flooring in foyer, main floor hallways, kitchen and breakfast/dinette areas, all bathrooms, including optional finished basement bathroom, powder room, laundry room (as per model type), garage door landing, from Vendor's standard samples, as per model type.

2. Natural prefinished 2 ½" by ¾" oak strip hardwood on ground floor for 2-storey towns and main floor for rear lane towns, save and except tiled areas, as per model type.
3. For 2-storey towns: 40 oz. broadloom on second floor and in optional basement hallways and optional recreation room, as per model type.
4. For rear lane towns: 40 oz. broadloom on ground floor and upper floor, save and except tiled areas, as per model type.
5. Quality foam underpad for all carpeted areas.

KITCHEN

1. Quality custom crafted cabinetry selected from Vendor's standard samples with provision for dishwasher.
2. Breakfast bar and island, as per model type.
3. Extra height kitchen cabinets with decorative crown moulding to complement ceiling height, no bulkheads where possible.
4. Double stainless-steel kitchen ledgeback sink with pull-down faucet.
5. Rough-in dishwasher includes plumbing and electrical only, with space for dishwasher, cabinet not included.
6. Decorative door panels on island return, as per model type.
7. Choice of granite countertop from Vendor's standard samples.
8. Stainless steel exhaust hood fan over stove with six (6) inch duct to exterior.

BATHROOMS

1. For 2-storey towns: Rough-in 3-piece bathroom in basement. Bathroom to be finished if selecting the optional finished basement.
2. All bathroom fixtures to be white.
3. Master ensuite to feature a frameless glass shower door in clear glass and chrome trim. Shower to include elegant ceramic tiles on walls and ceiling with recessed shower light, as per model type.

4. Framed glass shower door in clear glass and chrome trim on freestanding showers depicting a shower door, as per model type.
5. Custom quality vanities selected from Vendor's standard samples, except where pedestal sinks are indicated.
6. Choice of granite countertop with drop in sink from Vendor's standard samples in all bathrooms, including optional finished basement bathroom, (except where pedestal sinks are indicated).
7. Wall mirrors in all bathrooms.
8. White ceramic accessories (toilet paper holder and towel bar) in all bathrooms.
9. Decorator ceramic wall tiles in tub and shower enclosure, including ceiling.
10. Where tub and shower stalls are separate, tub enclosure is tiled to approximately 16" above tub. Excludes freestanding tubs.
11. Acrylic tub(s) and/or freestanding acrylic tub(s), as per model type.
12. Single lever faucet in tubs and showers, as per model type, excluding acrylic tub(s).
13. Single lever faucet on all bathroom and powder room sinks with mechanical pop-up drain.
14. Exhaust fans in all bathrooms.
15. Privacy locks on all bathroom doors.
16. Strip lighting above vanities and pedestal.
17. Pressure balancing fixtures in all showers.

LAUNDRY

1. Laundry area with tub and connections for water and drain for washing machine, as per model type.



ENERGY SAVING FEATURES

1. For 2-storey towns: Forced air high-efficiency gas furnace with electronic ignition and heat recovery ventilation unit.
2. For 2-storey towns: The Purchaser acknowledges that the water heating equipment is on a rental program.
3. For rear lane towns: High velocity forced air heating and heat recovery ventilation unit.
4. For rear lane towns: The Purchaser acknowledges that the high-efficiency tankless water heater and storage tank are on a rental program.
5. Spray foam insulation in garage ceiling where home design accommodates a room over garage, as per model type.
6. Energy saving light fixtures throughout.
7. Water saving toilets and fixtures.

QUALITY CONSTRUCTION

1. Concrete block party wall above grade separating living units.
2. Engineered Floor System – sub-floor is glued, screwed and sanded prior to finishing.
3. Windows and exterior doors sealed with high quality caulking.
4. Quality 2" x 6" exterior wall wood frame construction, as per model type.
5. Sump pit and pump in basement, as per municipal requirements and as per lot. In optional finished basements, an additional area/closet area may be required

ELECTRICAL

1. 100 AMP electrical service.
2. Weatherproof GFI exterior electrical outlet located at the rear patio/terrace and front porch, as per model type.
3. White Decora switches and receptacles throughout.
4. Quality ceiling light fixtures with LED light bulbs provided in foyer, kitchen, breakfast, dining, family, great room, upper hall, all bedrooms and in optional finished basements, as per model type.
5. Smoke detectors provided as per Ontario Building Code.
6. Carbon monoxide detector as per Ontario Building Code.
7. All bathroom electrical duplex receptacles protected by ground fault

interrupter.

8. Rough-in electrical outlet for future installation of garage door opener.
9. Door chimes provided.
10. Rough-in for Central Vacuum.
11. Rough-in Security System. Full security system provided if monitored by Vendor's supplier.
12. Provision for central air-conditioning where central air-conditioning is not included as per municipal requirements.

SMART FUTURE READY HOME

Our Smart Future Ready Home wiring package includes one (1) fully integrated, state of the art, home wiring system which provides the hi-tech infrastructure for today's technological features and expands to give you the ones you may want in the future.

In addition to the Smart Future Ready Home wiring, we include:

- Smart home lock for your door from the garage into the home. *
- Smart thermostat control.
- Three (3) smart lighting control switches. One (1) each for the front elevation exterior porch light, living room outlet and family room.
- Two (2) water leak sensors.
- Two (2) cable television rough ins.
- Two (2) telephone rough ins.
- Smart Home App with two (2) years of Smart home access.

A Grand Alarms Representative will contact you for your personal pre-wire consultation.

** If grade does not permit the door from the garage to the home, the Smart Home Lock will be installed on the front door.*

DISCLAIMER: Images are artists' concept only. They may depict upgraded features and may not represent what is available at the time of your colour appointment. E. & O.E.

