

FEATURES & FINISHES

PREMIUM EXTERIORS:

1. Traditional, Italian and French inspired architecture utilizing brick, stone, stucco and architectural board, as per elevation.
2. Precast concrete window sills, headers and arches, as per elevation.
3. Copper accent roof(s), as per elevation, all other roof areas to receive 40 year self-sealing shingles.
4. Decorative exterior railings.
5. Low maintenance aluminum soffits, fascia, downspouts and 12"round "European" style eaves troughs.
6. "Carriage House" metal insulated sectional roll-up garage doors with heavy duty springs & decorative glazing.
7. Elegant Coach lights at all doorways on all elevations.
8. Interlock driveways and walkway to front entry.
9. 5 Exterior LED Pot Lights.

SUPERIOR DOORS AND WINDOWS:

10. Coloured taller vinyl casement windows and transoms with low-E and argon gas throughout (basement to be Low-E windows). All operating windows to be screened.
11. French doors at rear and/or 3 or 4 panel sliders, leading to porches/patios, as per plan.
12. Approximately 8' High insulated stained fiberglass wood grain look front entry door(s) – height approximate, as per plan. 8' high insulated metal entry door from garage to house, if grade permits.
13. Front entry doors with satin-nickel multi-point lock set, and finished passage and deadbolts on all side and rear entry doors with matching floor mounted doorstops (except for sliding doors).

LUXURIOUS INTERIORS:

14. 10' foot ceilings on main floor, and 9' foot ceilings in basement and 9' foot ceilings on the second floor (excluding areas due to mechanical or structural requirements).
15. Smooth ceilings throughout entire main and second floor.
16. 7 1/4" baseboard throughout main floor with 3" casing and backband. 5 1/4" baseboards with 3" casing throughout second floor.
17. Approx. 8'-0" high 2 panel smooth Roman interior door style on the main floor and 7'-0" high doors on the second floor.
18. Stained finish Oak veneer stairs with your choice of 1 3/4" stained finish oak pickets or (R5) metal pickets from vendors standard samples, with 3" half round handrails.
19. Direct vent natural gas Linear fireplace for all standard fireplace locations, single or double sided as per plan. All fireplaces will be installed approximately 18" above finished floor.
20. 5" Cornice molding in single storey foyers, main hall, dining room and the living room (excludes tray ceilings and open to above area).

UPGRADED FLOORING:

21. Imported 12"x24" tile flooring in foyer, main hall, kitchen, breakfast area, powder room, laundry room and all bathrooms, (as per plan) from Vendor's standard samples.
22. 4" stained engineered hardwood flooring in smooth finish throughout on the main floor and second floor (excluding any tiled areas).
23. 13"x13" tile flooring in lower finished foyers (as per plan) if applicable from Vendor's standard samples.

GOURMET KITCHEN:

24. Choice of Maple or Oak kitchen cabinets with extended height uppers to underside of bulkhead (from vendor's selection) and matching crown molding on upper cabinets and light valance (trim only, no electrical).
25. Islands, pantry and/or chef desk, as per plan.
26. Granite or Quartz countertops in kitchen from vendor's standard line.
27. Under mounted single bowl stainless steel sink.
28. Bulkheads constructed above kitchen cabinetry due to mechanical requirements.
29. Chrome single lever faucet with pull out spray.
30. Rough-in dishwasher space with electrical and plumbing supply.

BATHROOM RETREATS:

31. Imported 12" x 24" tiles in all bathtub enclosures to ceiling height. Separate shower stalls to include tiles on ceiling.
32. All bathrooms to receive upgraded elongated toilet bowl.
33. Powder room to receive mirror and comfort height vanity.
34. Crisp white porcelain undermount sinks in all bathrooms with chrome faucet package and mechanical pop up drain.
35. Deep acrylic soaker tubs throughout, as per plan (excluding Master Ensuite).

36. Choice of Maple or Oak cabinetry (from standard line), with granite or quartz countertops and vanity top drawers (where applicable as per vendors standard).
37. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.
38. Master Ensuite to include frameless glass shower enclosure with mosaic floor tile and recessed waterproof light.
39. Master Ensuite to include heated floors and free standing tub as per plan.

FUNCTIONAL LAUNDRY ROOM:

40. Stainless steel laundry sinks with chrome faucet and laminate countertop.
41. All required plumbing, electrical and venting rough ins will be provided.
42. Easy-care Thermafoil upper and base cabinet in purchaser's choice of white or linen as per plan.

COMFORT AND PEACE OF MIND FEATURES:

43. Control switch located on interior of home near garage to power off your future garage door opener as added security feature.
44. Capped gas line at rear of home for future BBQ hook up.
45. Complete central vacuum system with unit located in garage.
46. Standard hose bib (one at rear and one in garage) Location determined by builder.
47. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
48. Programmable ENERGY STAR thermostat.
49. Door chimes at front door.
50. Monitored security system consisting of master control and display keypad, motion detector, and magnetic contacts on all dwelling entry doors and main and basement windows with purchaser's order of monitoring service from builder's supplier.
51. Front entry security camera installed and connected to display screen inside home as per vendor determined location.

LIGHTING, ELECTRICAL AND TECHNOLOGY:

52. 200 AMP Electrical Service.
53. One exterior SEASONAL electrical outlet mounted on soffit, operated on a separate switch.
54. 20 LED pot lights on main floor (excluding cathedral ceilings and open to above areas).
55. European height white Décora plugs and switches throughout, as per vendors standard specifications.
56. Interior light fixtures in all bedrooms, family room, kitchen, great room, dining room, living room, breakfast area, den, halls, laundry and capped outlet in open to above areas as per vendor's specifications.
57. Weather proof exterior outlets – one at front, one at rear and one exterior plug on any exterior balcony, as per plan.
58. Electrical wall outlet(s) in garage and an electrical outlet per garage door on garage ceiling for future garage door opener.
59. Up to 7 cable and data rough-ins throughout home, with locations to be determined at pre-wire consultation.
60. Up to 8 Telephone rough-ins throughout home, with locations to be determined at pre-wire consultation.
61. 4 USB electrical outlet combination receptacles throughout home, with locations to be determined at pre-wire consultation.
62. 220V Outlet located in garage for future electric car charging.

SUPERIOR CONSTRUCTION:

63. Approx. 9 foot poured concrete walls with heavy duty damp proofing, drainage board, weeping tiles and full height blanket insulation as per code.
64. 30"x24" basement windows included (window wells may be required as per grading).
65. Plywood subfloor to be glued, screwed and sanded.
66. 2 x 6 exterior wall construction with insulation and attic insulation as per OBC (Ontario Building Code).
67. Conventional air circulating system (HRV) – simplified/partial.
68. High efficiency natural gas furnace with two stage ECM Motor.
69. Taped heating/cooling ducts in basement and garage ceiling.
70. Poured concrete porch AND steps, as per plan.
71. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
72. Spray foam insulation above in garage ceiling below livable areas as well as all cantilevered areas.
73. Rough-in three piece plumbing in basement for future bathroom, as per vendor's standard location (As per plan).
74. Enclosed service stairs to be paint grade finish. Exposed service stairs include stained oak stairs.
75. Cold Cellar with solid core door, weather stripping, light and floor drain as per plan.
76. All garage walls to be dry walled and to be painted with primer.