



REAR LANE FEATURES & FINISHES

STATELY EXTERIORS:

1. Contemporary and Modern inspired architecture utilizing brick, smooth faced stone, stucco and architectural board, as per elevation.
2. Precast concrete window sills, headers and arches, as per elevation.
3. Black metal accent roof(s), as per elevation, all other roof areas to receive 40-year self-sealing shingles.
4. Glass railing system on all exteriors as per model elevations.
5. Low maintenance aluminum soffits, fascia, downspouts and eaves troughs.
6. Metal insulated sectional roll-up garage doors with heavy duty springs & decorative glazing.
7. Contemporary decorative exterior lights at all doorways on all front facades.
8. Fully paved driveways, base and top coat. (Top coat to be paid by The Purchaser on closing; \$1300 for double car driveway).
9. Fully sodded front and rear yards where applicable.

SUPERIOR DOORS AND WINDOWS:

10. Quality dark coloured vinyl casement windows with low-E and argon filled gas throughout (basement to be low-E windows). All operating windows to be screened.
11. 8' sliding rear patio doors leading to terrace areas and French doors leading to all balcony areas, as per plan.
12. **Approximately 8' high metal insulated front entry door(s) with full privacy glass inserts** - height approximate, as per plan.
13. Insulated metal entry door from garage to house, if grade permits.
14. Front entry doors with chrome grip set and all other entry doors with finished passage and deadbolts and matching chrome floor mounted door stops (except for sliding doors).

LUXURIOUS INTERIORS:

15. 9' ceilings throughout (excluding areas due to mechanical or structural requirements).
16. Smooth ceilings throughout the ground and main floor, excluding open to above areas and stipple sprayed with a 4" smooth border on all 3rd floor areas.
17. Modern 5½" baseboard with matching 3½" casing throughout on all doorways, squared archways and windows.
18. **Approximately 7'-0" tall contemporary flat panel interior doors throughout both the main and second floor.**
19. Modern chrome finished interior levers and hinges.
20. Stained finish Oak veneer stairs with your choice of either (R2) wood pickets or (R5) metal pickets from vendor's standard samples, with 3" half round handrails.
21. All interior doors and trim to be painted white.

SUMPTUOUS FLOORING:

22. Imported 13" x 13" tile flooring in foyer, powder room, laundry room, all bathrooms, lower finished foyer (as per plan) from vendor's standard samples.
23. **Approximately 5½" prefinished stained strip laminate flooring throughout all levels, including the kitchen and breakfast area (as per plan and excluding tiled areas).**

GOURMET KITCHEN:

24. European design flat panel cabinets with extended height uppers (from vendor's standard samples).
25. Islands, pantry and/or chef desk, as per plan.
26. Flush breakfast bars in kitchen, as per plan.
27. Quartz countertops in kitchen from vendor's standard samples.
28. Under mounted stainless steel sink.
29. Kitchen backsplash chosen from vendor's standard samples.
30. RIOBEL chrome single hole faucet with integrated pull out.
31. Rough-in dishwasher space with electrical and plumbing supply.

BATHROOM RETREATS:

32. 8x10 tiles in all bathtub enclosures to ceiling height. Separate shower stalls to include tiles on ceiling.
33. All bathrooms to receive 2-piece elongated toilet bowl.
34. **Master ensuite shower stall to include frameless clear glass shower enclosure with mosaic floor tile, recessed pot light and one RAIN shower head.**
35. Powder room to receive oval mirror, 2-piece elongated toilet, and a modern floating vanity chosen from vendor's standard samples.
36. Square white top mount porcelain sinks in all bathrooms with RIOBEL faucet package and mechanical pop up drain.
37. Deep acrylic soaker tubs throughout, (excluding ensuite) as per plan.
38. Stand-alone soaker tubs in all ensuite where applicable. (as per plan).
39. European design flat panel vanity cabinetry (from vendor's standard samples), with laminate counters and vanity top drawers (where applicable).
40. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.

FUNCTIONAL LAUNDRY ROOM:

41. Deep laundry tubs with chrome faucet.
42. All required plumbing, electrical and venting rough-ins will be provided for future washer and dryer installation.

COMFORT AND PEACE OF MIND FEATURES:

43. **Control switch located on interior of home near garage to power off your future garage door opener for added safety and security.**
44. **Capped gas line at rear of home for future BBQ hook up.**
45. Rough in central vacuum system with all runs dropped to the basement.
46. Two exterior hose taps are included, one at the rear and one in the garage.
47. Shut off valves for all sinks and toilets.
48. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
49. Programmable ENERGYSTAR thermostat.
50. Door chimes at front entry doors.
51. Professionally cleaned duct work prior to closing.
52. 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.

LIGHTING, ELECTRICAL AND TECHNOLOGY:

53. 100 AMP electrical service.
54. One exterior seasonal electrical outlet mounted on soffit, operated on a separate switch.
55. European height white Decora plugs and switches throughout, as per vendor's standard specifications.
56. Ceiling light fixtures in all rooms with the exception of the living room (as per plan) which will have a switched wall outlet.
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 one (1) electrical outlet per garage door on garage ceiling for future garage door opener.
59. Cable rough-in in family room or great room, den, and all bedrooms (RG-6 Cable Standard).
60. Telephone rough-in in Kitchen, living room, den, family room or greatroom, and all bedrooms.

SUPERIOR CONSTRUCTION:

61. Approx. 8' poured concrete basement walls with heavy duty damp proofing, drainage board, weeping tiles and full height blanket insulation.
62. Reinforced concrete garage floors with grade beams.
63. Advanced floor joist system utilizing upgraded "Engineered Floor Joist Technology" (excluding areas due to structural design and low headroom).
64. Tongue and groove subfloor to be glued, screwed and sanded.
65. 2 x 6 exterior wall construction.
66. Conventional air circulating system (HRV- simplified/partial installation method).
67. High efficiency natural gas furnace with ECM Motor.
68. Taped heating/cooling ducts in basement and garage ceiling.
69. **Poured concrete porch AND steps, as per the approved grading plans.**
70. Spray foam insulation in garage ceiling below livable areas as well as all cantilevered window areas.
71. "Optional" Rough-in 3-piece plumbing in basement for future bathroom, as per vendor's standard location.
72. "Optional" cold cellar with steel insulated door, weather stripping, light and floor drain.
73. All garage walls to be fully drywalled (excluding any block walls) and to be prime painted.

WARRANTY:

The Tarion Warranty Program offers:

•Seven (7) Year protection on structural defects. •Two (2) Year protection on mechanicals and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows and doors. •One (1) Year protection on workmanship and material defects. •All references to sizes, measurements, materials, construction styles, trade/ brand/ industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. •Measurements may be converted from imperial to metric or vice versa & 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 Vendors' sole Discretion. •All features and finishes where Purchaser is given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections. Useable square footages may vary from stated floor areas.

Specifications subject to change without notice. June 5, 2017 – The Arbors – E.&O.E.