

PHASE 2
CLEAVE VIEW
ESTATES

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LUXURY STANDARD FEATURES & FINISHES BY COUNTRYWIDE HOMES



10'FT ceilings on main floor, and 9'FT ceilings in the basement and second floor.

Electric linear fireplace.

3" stained engineered hardwood throughout (including bedrooms).

Quartz countertops in kitchen and master ensuite.

Smooth ceilings throughout main floor and on the second floor hallways.

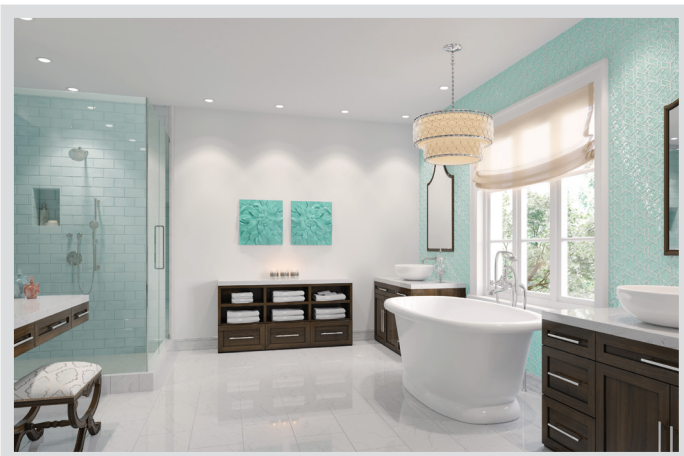
5" Cornice molding in single storey foyers, main hall, dining room and the living room.



10 LED Pot lights on main floor.

Free standing tubs in all master ensuite spa retreats.

Frameless glass shower enclosure in master ensuite.



COUNTRYWIDE



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STATELY EXTERIORS

01. Traditional and contemporary inspired architecture utilizing brick, stone, stucco and architectural board, as per elevation.
02. Precast concrete window sills, headers and arches, as per elevation.
03. Copper accent roof(s), as per elevation, all other roof areas to receive 40 year self sealing shingles.
04. Decorative exterior aluminum and glass railings as per elevation.
05. Low maintenance aluminum soffits, fascia, eaves troughs and downspouts.
06. Decorative sectional roll-up garage doors with heavy duty springs & decorative glazing as per elevation.
07. Elegant Coach lights at all front entrance doorways.
08. Asphalt driveway consisting of base and top coat.

SUPERIOR DOORS AND WINDOWS

09. Architecturally chosen coloured taller vinyl casement windows and transoms with low-E and argon gas throughout (basement to be Low-E windows). Window mullions on all elevations (including side and rear) style as per elevation with all operating windows to be screened.
10. French doors at rear and/or leading to porches/ patios, as per plan.
11. Approximately 8' High insulated fiberglass wood grain look front entry door(s) – elevations "A" & "B" height approximate, and full height glass metal entry doors for all elevations "C" as per plan.
12. Insulated metal entry door from garage to house, if grade permits.
13. Front entry doors with satin-nickel grip 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 second floor (excluding areas due to mechanical or structural requirements).
15. Smooth ceilings throughout main floor and second floor hallway, excluding open to above areas. Remainder of second floor areas to be stipple sprayed with smooth border.
16. 7 ¼" baseboard throughout main floor with 3" casing and backband. 5 ¼" 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 ¾" stained finish oak pickets or (R5) metal pickets from vendors standard samples, with 3" halfround handrails.
19. Electric 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 (not including open to above or high ceiling foyers), main hall, dining room and the living room as per plan, no substitutions. (excludes tray ceilings and open to above area).

SUMPTUOUS FLOORING

21. Imported 13" x 13" tile flooring in foyer, main hall, kitchen, breakfast area, powder room, laundry room and all bathrooms, lower finished foyer (as per plan) from Vendor's standard samples.
22. 3" x ¾" Engineered strip hardwood flooring in stained finish on both the main floor and second floor including stair landings (as per plan and excluding tiled areas).

GOURMET KITCHEN

23. Choice of Maple or Oak kitchen cabinets with approx. 39" extended height uppers (from vendor's standard line) and matching crown molding on upper cabinets.

24. Islands, pantry and/or chef desk, as per plan.
25. Quartz countertops in kitchen from vendor's standard samples.
26. Under mounted double-bowl stainless steel sink.
27. Chrome single hole pull out spray faucet.
28. Rough-in dishwasher space with electrical and plumbing supply.

BATHROOM RETREATS

29. 8x10 tiles in all bathtub enclosures to ceiling height. Separate shower stalls to include tiles on ceiling.
30. All bathrooms to receive upgraded elongated toilet bowl.
31. Separate shower stalls in all Master Ensuites to include frameless clear glass enclosures (as per plan), mosaic floor tile, recessed waterproof potlight and a rain showerhead installed from the wall.
32. Powder room to receive Oval mirror, upgraded pedestal sink and upgraded elongated toilet.
33. Crisp white porcelain sinks in all bathrooms with chrome faucet package and mechanical pop up drain.
34. Crisp white undermount porcelain sinks in all Master Ensuite vanities with Quartz countertop.
35. Deep acrylic soaker tubs throughout, (excluding Ensuite), as per plan.
36. Free standing tub in all Master Ensuites as per plan.
37. Choice of Maple or Oak cabinetry (from standard line), with arborite counters (excluding the Master Ensuite) and vanity top drawers (where applicable).
38. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.

FUNCTIONAL LAUNDRY ROOM

39. Deep laundry tubs with chrome faucet.
40. All required plumbing, electrical and venting rough ins will be provided.

COMFORT AND PEACE OF MIND FEATURES

41. Control switch located on interior of home near garage to power off your future garage door opener for added safety and security.
42. Capped gas line at rear of home for future BBQ hook up.
43. Rough in central vacuum system dropped to just below the basement ceiling.
44. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
45. Programmable ENERGY STAR thermostat.
46. Door chimes at front entry door.
47. 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

48. 100 AMP Electrical Service.
49. 10 LED pot lights on main floor (includes 2 switches but excluding any vaulted or cathedral ceilings and open to above areas).
50. One exterior SEASONAL electrical outlet mounted on soffit, operated on a separate switch.
51. European height white Décora plugs and switches throughout, as per vendors standard specifications.
52. Interior light fixtures or wall switched outlets 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 vendors specifications.
53. Weather proof exterior outlets – one at front, one at rear and wvone exterior plug on any exterior balcony, as per plan.
54. Electrical wall outlet(s) in garage and an electrical outlet

per garage door on garage ceiling for future garage door opener.

55. Accommodations for future installation of flat panel TV over your fireplace consisting of a conduit run to your basement along with an electrical outlet, including additional back up framing (as per plan, if applicable).
56. Cable and data rough-in in family room or great room, den, loft and all bedrooms (RG-6 Cable Standard).
57. Telephone rough-in in Kitchen, living room, den, family room or great room, and all bedrooms with CAT 5 cabling.

SUPERIOR CONSTRUCTION

58. Approx. 9 foot poured concrete walls with heavy duty damp proofing, drainage board, weeping tiles and full height blanket insulation.
59. Plywood subfloor to be glued, screwed and sanded.
60. 2 x 6 exterior wall construction as per OBC requirements.
61. Conventional air circulating system (HRV) – simplified/ partial.
62. High efficiency natural gas furnace with ECM Motor.
63. Taped heating/cooling ducts in basement and garage ceiling.
64. Poured concrete porch AND steps, as per approved grading plans.
65. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
66. Spray foam insulation applied to all garage ceilings below livable areas as well as all cantilevered areas.
67. Rough-in three piece plumbing in basement for future bathroom, as per vendors standard location.
68. Cold Cellar with solid core door, weather stripping, light and floor drain.
69. All garage walls to be fully drywalled and to be prime painted.

WARRANTY

- The Taron 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.

