

MAYFIELD VILLAGE

FEATURES & FINISHES

Towns, Semis & Detached

STATELY EXTERIORS

1. Traditional inspired architecture utilizing brick, stone, stucco and architectural board, as per elevation.
2. Precast concrete and/or stucco window sills, headers and arches, as per elevation.
3. Black metal accent roof(s), as per elevation, all other roof areas to receive 25-year self-sealing shingles.
4. Decorative color-coordinated exterior aluminum railings.
5. Maintenance – free aluminum soffits, fascia, downspouts and eaves troughs.
6. Metal insulated sectional roll-up garage doors with heavy duty springs & decorative glazing.
7. Elegant Coach lights at all doorways on all front elevations.
8. Fully paved driveways, base and top coat. (Top coat to be paid by The Purchaser on closing; \$850 for single driveway and \$1300 for double driveway).
9. Fully sodded front and rear yards. Narrow side yards may be graveled at the Vendor's sole discretion.

SUPERIOR DOORS AND WINDOWS

10. Energy Star rated colored-coordinated taller vinyl casement windows with low-E, argon gas throughout (basement to be Low-E windows). All operable windows to be screened. Internal aluminum grilles on all front elevations, as per plan.
11. 5' or 6' sliding patio doors (as per plan) leading to rear yard.
12. Insulated metal entry door from garage to house, if grade permits.
13. Front entry doors with satin-nickel grip set, and all other entry doors with standard finish passage and deadbolts.

LUXURIOUS INTERIORS

14. **9-foot ceilings on main floor and approx. 8-foot ceilings in basement and second floor** excluding areas due to mechanical or structural requirements).
15. **Smooth finish ceilings on Main floor** (excluding open to above areas) including second floor upper hall. All second floor ceilings to be stipple sprayed with smooth borders with the exception of bathrooms and second floor laundry rooms which have a smooth finish.
16. Upgraded Colonial trim with 5 ¼" baseboard and 3" casing throughout on all doorways, squared archways and windows.
17. Approximately 7' high two-panel smooth style interior doors thru-out the main and second floors.
18. Satin-nickel interior lever door handles and hinges.
19. Stained finish Oak veneer stairs (not including unfinished spruce basement staircase), with your choice of 1 ¾" natural finish oak pickets or R5 metal pickets from vendor's standard samples, with 3" half-round handrails with solid oak nosing.
20. **Direct vent "LINEAR" fireplace** with matching black metal surround from vendor's standard selection (as per plan). See-thru "LINEAR" fireplaces to be installed approximately 24" above the finished floor with finishing on both sides. For Single and Semi Detached models only, as per plan.

SUMPTUOUS FLOORING

21. Imported 13" x 13" tile flooring in foyer, kitchen, breakfast area, powder room, laundry room, all bathrooms, lower finished foyer (as per plan) from Vendor's standard samples.
22. **3" strip hardwood flooring in stained finish on the main floor, upper hallway and stair landings** (as per plan and excluding tiled areas).
23. All bedrooms to receive Quality Berber carpet with 7/16 chip foam under pad.

GOURMET KITCHEN

24. Choice of Maple or Oak kitchen cabinets with extended height uppers (from vendor's standard line).
25. Valance trim with lighting in kitchens/servery (as per plan).
26. Islands, pantry, and/or chef desk, as per plan.
27. Flush breakfast bars in kitchen, as per plan.
28. **Granite or Quartz countertops in kitchen/Servery areas from vendor's standard samples.**
29. Undermount double-bowl stainless steel sink.
30. Single lever chrome kitchen faucet with integrated pull-out spray.
31. Rough-in dishwasher space with electrical and plumbing supply.

BATHROOM RETREATS

32. 8x10 tiles in all bathtub enclosures (excluding the Master Ensuite) up to but not including the ceiling. Separate shower stalls to include tiles on ceiling.
33. All bathrooms to receive 2 piece elongated dual flush toilet.
34. **Master Ensuite shower stall with framed glass door, 2 recessed pot lights and one RAIN shower head.**
35. Powder room to receive oval mirror, upgraded pedestal sink and standard 2-piece elongated toilet.
36. **Upgraded freestanding soaker tubs in Master Ensuite**, as per plan.
37. Crisp white porcelain sinks in all bathrooms with single lever faucet package and mechanical pop-up drain.
38. Deep acrylic soaker tubs throughout (except for Master Ensuite) as per plan.
39. Choice of Maple or Oak cabinetry (from standard line), with arborite counters and vanity top drawers (where applicable). Excluding Master Ensuite.
40. **Master Ensuite ONLY to receive Granite or Quartz with a undermount sink and single lever faucet.**
41. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.

FUNCTIONAL LAUNDRY ROOM

42. Base Cabinet with drop-in sink and chrome faucet for main and second floor laundry rooms (as per plan).
43. All required plumbing, electrical and venting rough-ins will be provided for future Washer and Dryer installation.

COMFORT AND PEACE OF MIND FEATURES

44. **Control switch located on interior of home near garage and one in the master bedroom** (which will be illuminated, in the master bedroom only) to power off your future garage door opener when you are on vacation, or in bed.
45. **Capped gas line at rear of home for future BBQ hook up.**
46. Rough-in central vacuum system with all runs dropped to the basement.
47. **Two exterior hose bibs are included, one at the rear and one in the garage.**
48. Shut off valves for all sinks and toilets.
49. Smoke and Carbon Monoxide detectors installed and hard-wired as per Ontario Building Code.
50. Programmable ENERGY STAR thermostat.
51. Door chime at front entry doors.
52. Professionally cleaned duct work prior to closing.
53. **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

54. 100 AMP Electrical Service.
55. **6 USB outlets total throughout (to be decided at the Design Studio).**
56. **10 Slimline LED pot lights on the main floor** (excluded open to below above and high ceilings).
57. One exterior SEASONAL electrical outlet mounted on porch soffit, operated on a separate switch.
58. **Screwless plate plugs and switches throughout, excluding fireplace switch as per Vendor's standard specifications.**
59. 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 vendors specifications.
60. Weather proof exterior electrical outlets- one at front entry, one at rear and one exterior plug on any accessible front exterior balcony, as per plan.
61. Electrical wall outlet(s) in garage and an electrical outlet per garage door on garage ceiling for future garage door opener.
62. **5 - RG-6 Cabling, locations determined by homeowners.**
63. **5 - CAT 5 Cabling locations determined by homeowners.**

SUPERIOR CONSTRUCTION

64. Approx. 8 foot poured concrete basement walls with heavy duty damp proofing, drainage board, weeping tiles and full height blanket insulation (as per building code).
65. **Reinforced concrete garage floors with grade beams.**
66. **Tongue and Groove subfloor to be glued, screwed and sanded.**
67. Conventional air circulating system HRV- simplified/partial.
68. **High efficiency natural gas furnace with ECM Motor.**
69. Taped heating/cooling ducts in basement and garage ceiling.
70. Poured concrete porch AND steps, as per plan and approved grading.
71. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
72. Spray foam insulation in garage ceiling below livable areas as well as all cantilevered areas.
73. Rough-in three-piece plumbing (drain pipes only) in basement for future bathroom, as per vendors standard location. For Single Models Only.
74. "Optional" Rough-in three-piece plumbing (drain pipes only) in basement for future bathroom, as per vendors standard location. For Townhouse Models Only.
75. Cold Cellar with insulated door, weather stripping, light and floor drain. For Single Models Only.
76. "Optional" Cold Cellar with insulated door, weather stripping, light and floor drain. For Townhouse Models Only.
77. All garage walls to be fully drywalled and to be prime painted. Excluding blocked garage walls.
78. Concrete block party wall (For Townhouse and Semi Detached Models Only).

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 color shall be from the Vendor's predetermined standard selections. Useable square footages may vary from stated floor areas.

