



Shining Hill

LIVE BRIGHTER

LUXURY STANDARD FEATURES & FINISHES BY COUNTRYWIDE HOMES



- 3" Strip engineered hardwood flooring in a stained finish throughout (as per plan and excluding tiled areas)
- Smooth finish ceilings throughout all floors
- Choice of Maple or Oak kitchen cabinets with extended height uppers
- Valance trim with lighting in kitchens/servery (as per plan)
- Quartz countertops in kitchen
- Double-bowl stainless steel kitchen sink
- Electric fireplace for all models, location to be chosen by homeowner
- Master ensuite shower stall with frameless glass enclosure, 2 recessed pot lights and one RAIN shower head coming from the ceiling, as per plan
- Secondary shower stall with frameless glass enclosure, 1 recessed pot light and one RAIN shower head coming from the wall, as per plan

- Upgraded modern STAND ALONE soaker tub in Master Ensuite
- Quartz countertop with an undermount sink and single lever faucet throughout all washrooms (excluding powder room)
- Base cabinet with drop in sink, Quartz countertop and chrome faucet, in all finished laundry rooms
- Capped gas line at rear of home for future BBQ hook up
- Rough in central vacuum system with all runs dropped to the garage
- 6 USB outlets total throughout
- 10 Slimline pot lights throughout (excluding open to below/above and high ceilings)
- Screwless plate plugs and switches throughout
- Advanced floor joist system utilizing upgraded "Engineered Floor Joist Technology"
- Concrete block party wall (For Townhouse and Semi-Detached Models)
- Ceiling height: Basement 8', Ground Floor, Main Floor and Upper Floor 9'



Your CountryWide Home is protected by The Tarion Warranty Program:

- 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



COUNTRYWIDE



October 2019. Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model homes, displays, marketing materials and Schedule "B"s may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Colour, texture, appearance, etc. of features and finishes installed in the house may vary from Vendor's samples as a result of normal manufacturing and installation processes. Appliance locations shown on Schedule "B"s may vary. All dimensions stated herein are nominal and approximate only, including ceiling heights. Presentation Centre display furnishings and decorations are not included. All images are Artist's concept only E. & O. E © 2019 CountryWide Homes. All rights reserved.



Shining Hill

LIVE BRIGHTER

STATELY EXTERIORS

1. Contemporary 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 40-year self-sealing shingles.
4. Exterior aluminum railings with frosted glass panels as per elevation.
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. Fully paved driveways, base and topcoat. (Top coat to be paid by The Purchaser on closing; \$950 for single driveway and \$1450 for double driveway).
8. Fully sodded front and rear yards, Narrow side yards may be graveled at the Vendor's sole discretion.

SUPERIOR DOORS AND WINDOWS

9. Energy Star rated color 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 as per elevation.
10. Patio doors leading to porches/patios, as per plan.
11. Insulated metal entry door from garage to house, if grade permits.
12. Front entry doors with satin-nickel grip set, and all other entry doors with standard finish passage and deadbolts.

LUXURIOUS INTERIORS

13. Townhouse models ceiling height: Basement approx. 8'-0", Ground Floor, Main Floor and Upper Floor approx. 9'-0. Semi Detached Models ceiling height: Ground Floor approx. 8'-0", Main Floor approx. 9'-0", Upper Floor combination of approx. 8'-0" & 9'-0" in the master bedroom only. 25' Single Models ceiling height: Basement approx. 8'-0", Ground Floor, Second Floor approx. 9'-0". Loft approx. 8'-0". 37' Single Models ceiling height: Basement approx. 8'-0", Ground Floor, Second Floor approx. 9'-0". (excluding areas due to mechanical or structural requirements for all model types).
14. Smooth finish ceilings throughout all floors.
15. Upgraded modern trim with 5 ¼" baseboard and 3" casing throughout on all doorways, squared archways and windows.
16. Approximately 7' high two panel smooth style Carrara interior doors thru-out where Approx. 9'-0" ceiling heights are applicable. Approximately 6'-8" high two panel smooth style Roman interior doors thru-out where Approx. 8'-0" ceiling heights are applicable. As per model.
17. Satin-nickel interior lever door handles and hinges.
18. Stained finish Oak veneer stairs (not including unfinished spruce basement staircase). with your choice of stained finish oak pickets (package R2A) or metal pickets (package R5B) from vendor's standard samples, with solid oak nosing.
19. Electric fireplace for all models, location to be chosen by homeowner.

SUMPTUOUS FLOORING

20. 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.
21. 3" Strip Engineered hardwood flooring in a stained finish throughout (as per plan and excluding tiled areas).
22. Laminate flooring for all finished basements and Semi-Detached ground floor as per plan.

GOURMET KITCHEN

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

BATHROOM RETREATS

31. 8"x10" tiles in all bathtub enclosures (excluding ceiling) and shower enclosures to include the walls and ceiling. Shower stall floors to have 2"x2" mosaic flooring as per the vendors standard samples.
32. All bathrooms to receive 2-piece elongated toilet.
33. Master ensuite shower stall with frameless glass enclosure, 2 recessed pot lights and one RAIN shower head coming from the ceiling, as per plan.
34. Secondary shower stall with frameless glass enclosure, 1 recessed pot light and one RAIN shower head coming from the wall, as per plan.
35. Powder room to receive mirror, upgraded pedestal sink and standard 2-piece elongated toilet.
36. Upgraded STAND ALONE 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), vanity top drawers (where applicable).
40. Quartz countertop with an undermount sink and single lever faucet throughout all washrooms (excluding powder room).
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, Quartz countertop and chrome faucet, in all finished laundry rooms.
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 garage.
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.
56. 10 Slimline pot lights throughout (excluding open to below/above and high ceilings)
57. One exterior SEASONAL electrical outlet mounted on lower porch soffit, operated on a separate switch.
58. Screwless plate plugs and switches throughout, 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.
64. Conduit pipe from garage to basement for future electric car charging station (as per plan where applicable) location to be determined by vendor.

SUPERIOR CONSTRUCTION

65. Approx. 8 foot poured concrete basement walls with heavy duty damp proofing, drainage board, weeping tiles and full height blanket insulation, as per plan.
66. Reinforced concrete garage floors with grade beams.
67. Advanced floor joist system utilizing upgraded "Engineered Floor Joist Technology".
68. High Efficiency, forced air hydronic air handling unit with high efficiency combination boiler and domestic hot water storage tank. Boiler and storage tank provided on a rental basis.
69. Tongue and Groove subfloor to be glued, screwed and sanded.
70. 2 x 6 exterior wall construction with insulation and attic insulation.
71. Poured concrete porch AND steps, as per plan and approved grading.
72. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
73. Spray foam insulation in garage ceiling below livable areas as well as all cantilevered areas.
74. "Optional" Rough-in three-piece plumbing (drainpipes only) in basement for future bathroom, as per vendors standard location. For SHTH-4, SHTH-5, SHTH-6E, SHTH-6C, SHRL-1, SHRL-2, SHRL-2E, SHRL-3C Models Only.
75. Cold Cellar with steel insulated door, weather stripping, light and floor drain. For SH25-1, SH25-2, SH37-1 Models Only.
76. All garage walls to be fully drywalled and to be prime painted. Excluding concrete block walls.
77. 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.



COUNTRYWIDE

