

THE ENCLAVE

UPPER THORNHILL ESTATES

STATELY 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 and/or Black metal accent roof(s), as per elevation, all other roof areas to receive 40 year self-sealing shingles.
4. Decorative exterior aluminum railings.
5. Low maintenance aluminum soffits, fascia, downspouts, and "European" style ½ round eaves troughs.
6. Pre-finished insulated fibreglass sectional roll-up garage doors with heavy-duty springs & decorative glazing.
7. Asphalt driveway consisting of base and top coat.
8. Elegant Coach lights at all doorways on all elevations.

SUPERIOR DOORS AND WINDOWS

9. Colour co-ordinated with pewter coloured mullions (as per plan) 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.
10. French doors at rear and/or leading to porches/patios, as per plan on all 50' models.
11. 4 panel full glass slider assemblies located in all breakfast areas on all 60' and 70' models as per plan.
12. Approximately 8' high insulated stained fibreglass wood grain look front entry door(s) – height approximate, as per plan.
13. Approximately 8' high insulated metal entry door from garage to house complete with a Combination touchpad/key deadbolt, if grade permits.
14. 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

15. 10' ceilings on main floor, and 9' ceilings in basement and second floor (excluding areas mechanical or structural requirements).
16. Raised vertical tray ceilings on all second floor hallways giving you approximately 10' ceiling height within the tray as per plan.
17. Finished basement areas, as per plan completed using materials from vendor's standard samples.
18. Raised Tray ceilings in all Master Bedrooms. (Excluding Model type 60-1)
19. Smooth ceilings throughout both the main and second floor.
20. 7 ¼" baseboard throughout main floor with 3" casing and backbend. 5 ¼" baseboards with 3" casing throughout second floor.
21. Approximately 8' solid core smooth interior Roman doors on the main floor with 7'-6" solid core smooth Roman doors on the second floor.
22. Stained finish Oak veneer stairs with your choice of 1 ¾" stained finish oak pickets or metal pickets from vendors standard samples, with 3" half round handrails.
23. Direct vent natural gas LINEAR fireplace for all standard fireplace locations raised approximately 18" above finished floor.
24. Waffle ceilings installed on main floor as per plan.
25. 8" Cornice moulding in single storey foyers, main hall, dining room and the living room (excludes tray ceilings and open to above area).

UPGRADED FLOORING

26. Imported 12" x 24" and/or 24" x 24" upgraded porcelain tile flooring in foyer, main hall, kitchen, breakfast area, powder room, laundry room, all bathrooms, and lower finished foyer (as per plan) from vendor's standard samples.
27. Approximately 5" wide plank engineered hardwood flooring in stained finish throughout in all 50' models (as per plan and excluding tiled areas).
28. Approximately 7" wide plank engineered hardwood flooring in stained finish throughout in all 60' models (as per plan and excluding tiled areas).

GOURMET KITCHEN

29. Upgraded Kitchen Package which consists of 2nd level upgrade kitchen cabinet doors with multiple colours and finishes to chose from, kitchen cabinets with 50" extended height uppers and matching crown moulding on upper cabinets, standard light valance, slow close drawer and door hardware, recycle/garbage collection centre, and 3 drawers for pots & pans.
30. Islands, pantry and/or chef desk, as per plan.
31. 1st Upgrade level backsplash.
32. Granite/Quartz countertops in kitchen from vendor's standard line.
33. Deeper rectangular single bowl under mounted stainless steel sink.
34. Superior chrome RIOBEL single hole pullout spray faucet.

BATHROOM RETREATS

35. All 50' & 60' models to include choice of ceramic or porcelain 12"x24" level 4 wall tiles in all bathtub and shower enclosures to the ceiling except for the Master Ensuite with separate shower stalls which will include tiles on ceiling.
36. All bathrooms to receive upgraded elongated toilet bowl except the Powder Room which will have a European inspired elongated wall hung toilet.
37. Master Ensuite shower stall to include frameless clear glass shower enclosure, mosaic floor tile, and 1 recessed waterproof pot light with a Rain Head shower head off the wall and handheld shower accessory.
38. All other showers to be equipped with a standard shower head.
39. Heated floors in all master ensuites.
40. Powder room to receive a single mirror and a full cabinet vanity with quartz countertop and rectangular porcelain under mounted sink.
41. All vanities to receive Granite/Quartz countertops.
42. Crisp, white under mount porcelain sinks in all bathrooms with superior RIOBEL faucet package with mechanical pop up drain.
43. Deep acrylic soaker tubs, (excluding ensuite), as per plan.
44. Freestanding soaker tubs in all Master Ensuites where applicable, as per plan.
45. Full size showers with frameless glass shower enclosures in secondary washrooms as per plan.
46. Choice of 1st upgrade cabinet door styles and colours consisting of Maple or Oak cabinetry, with quartz/ granite (chosen from standard line) counters and vanity top drawers (where applicable).
47. 36" high vanities in all bathrooms.
48. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.

FUNCTIONAL LAUNDRY ROOM

49. Deep stainless steel laundry sinks with chrome faucet.
50. Upgrade 1 cabinet doors and colours for all uppers and base cabinets to chose from including laminate countertop that extends over the washer and dryer.
51. Side by side front loading washer and dryer included, as per plan.

COMFORT AND PEACE OF MIND FEATURES

52. Control switch located on interior of home near garage to power off your garage door opener for added safety and security.
53. Capped gas line at rear of home for future BBQ hook up.
54. Complete central vacuum system located in garage.
55. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
56. Programmable ENERGY STAR thermostat.
57. Door chimes at front entry doors.
58. One exterior camera supplied and installed at entry door synched to your digital screen inside home.
59. 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

60. 200 AMP Electrical Service
61. All 60' models to receive 40 LED pot lights on main floor (excluding vaulted or cathedral ceilings and open to above areas) and 15 LED pot lights on the second floor and 10 LED pot lights in the basement.
62. All 50' models to receive 20 LED pot lights on main floor (excluding vaulted or cathedral ceilings and open to above areas), 10 LED pot lights on the second floor and 10 LED pot lights in the Basement.
63. 5 Exterior LED pot lights located on the front elevation of the home.
64. One exterior SEASONAL electrical outlet mounted on soffit, operated on a separate switch.
65. European height white Décora plugs and switches throughout, as per vendors standard specifications.
66. 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 vendor's specifications.
67. Weatherproof exterior outlets – one at front, one at rear and one exterior plug on any exterior balcony, as per plan.
68. Electric Garage Door Opener per garage door including one exterior touch pad.
69. One 240V charging outlet for future electric car.
70. 3 USB charging outlets.
71. Accommodations for cable and electrical over fireplace in family room for future flat panel TV, including additional back up framing (as per plan, if applicable).
72. Cable rough-in in family room or great room, den, loft and all bedrooms (RG-6 Cable Standard).
73. Telephone rough-in in kitchen, living room, den, family room or great room, and all bedrooms.
74. Wirelessly controlled Thermostat.
75. Pre-wired alarm system for future activation.
76. 1 set of motion sensor exterior lights.

SUPERIOR CONSTRUCTION

77. Approx. 9' poured concrete walls with heavy duty damp proofing, drainage board, weeping tiles and full height blanket insulation.
78. Plywood subfloor to be glued, screwed and sanded.
79. 2" x 6" exterior wall construction with R22 insulation value and R50 attic insulation.
80. Conventional air circulating system (HRV) – simplified/partial.
81. High efficiency natural gas furnace with ECM Motor.
82. Complete Central Air Conditioning.
83. Taped heating/cooling ducts in basement and garage ceiling.
84. Poured concrete porch and steps, as per plan and approved sitings.
85. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
86. Spray foam insulation above in garage ceiling below livable areas as well as all cantilevered areas.
87. Cold Cellar with solid core door, weather stripping, light and floor drain.
88. All garage walls to be fully dry walled and to be prime painted.

FINISHED BASEMENT FEATURES

89. Smooth ceilings.
90. 5 1/4" baseboard and 3" casings to match 2nd floor trim.
91. 7'-0" interior solid core doors to match remainder of home.
92. 7" Torly's Classic Plus laminate flooring.
93. Wet bar that comes with quartz/granite countertop, 18 cubic ft. stainless steel Whirlpool refrigerator, single bowl under mount sink with single hole pullout faucet and a 240v receptacle for future stove.
94. Finished bathroom with 18" x 18" or 12" x 24" floor tiles and 8" x 10" wall tiles with standard plumbing fixtures and quartz/granite vanity top.
95. Single framed glass shower door.
96. 10 LED potlights and remaining light fixtures and electrical as per Ontario Building Code.
97. Painted floors in all unfinished storage/mechanical areas.
98. Stained Oak stairs.



COUNTRYWIDE



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. © 2020 CountryWide Homes. All rights reserved.