



**COUNTRYWIDE**

A NEW LEVEL

# COUNTRYWIDE'S PREMIUM FINISHES: ALL HOMES GET THE GOLD STANDARD

- ★ 10' ceilings on main floor, and 9' ceilings in basement and second floor.
- ★ 7" baseboards on main floor.
- ★ Door heights – 8' doors on main, 7' doors on second floor.
- ★ 4" strip flooring in stained finish throughout the main and second floor.
- ★ Quartz or granite countertops in kitchen.
- ★ Separate shower stall in all master ensuites to include frameless clear glass enclosures.
- ★ Upgraded free standing soaker tub in master ensuite.
- ★ Smooth ceilings throughout the main floor.
- ★ Capped gas line at rear of home for future BBQ hook up.
- ★ Options of main floor guest suites (as per plan).
- ★ Service stairs for secondary access to basement (as per plan).
- ★ Linear fireplace.

**CLOSINGS FALL 2022**



Renderings are artists' concept only.



**Jan 2021.** 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.



## 44' MODELS

### STATELY EXTERIORS:

1. Traditional 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 or Prefinished Metal accent roof(s), as per elevation, all other roof areas to receive 40 year self-sealing shingles.
4. Decorative exterior aluminum railings as per elevation.
5. Low maintenance aluminum soffits, fascia, eaves troughs and downspouts.
6. Decorative sectional roll-up garage doors with heavy duty springs & decorative glazing as per elevation.
7. Elegant Coach lights at all front entrance doorways.
8. Asphalt driveway consisting of base and top coat.

### SUPERIOR DOORS AND WINDOWS:

9. Architecturally chosen colored taller vinyl casement windows and transoms with low-E and argon gas throughout (basement to be Low-E windows). Window mullions on all front elevations, style as per elevation with all operating windows to be screened.
10. Sliding Patio doors at rear and/or leading to porches/patios, as per plan.
11. Metal insulated front entry doors with transoms, side lites and glass inserts 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.

### 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). All ceiling heights are approximate and may vary.
15. Smooth ceilings throughout entire main and second floor.
16. 7 ¼" baseboard throughout main floor with 3" casing and ackbend. 5 ¼" baseboards with 3" casing throughout second floor.
17. Approximate 8'-0" high 2 panel smooth Roman interior door style on the main floor and approximate 7'-0" high doors on the second floor.
18. Satin-nickel interior levers and hinges.
19. 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" half round handrails.
20. Electric Linear fireplace for all standard fireplace locations, as per plan. All fireplaces will be installed approximately 18" above finished floor.
21. 7" 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.

### SUMPTUOUS FLOORING:

22. 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.
23. 4" Engineered strip hardwood flooring in stained finish throughout the main and second floor (as per plan and excluding tiled areas).

### GOURMET KITCHEN:

24. Choice of Maple or Oak kitchen cabinets with approx. Extended height uppers (from vendor's standard line) and matching crown molding on upper cabinets.
25. Bulkhead constructed above kitchen cabinetry due to mechanical requirements.
26. Islands, pantry and/or chef desk, as per plan.
27. Quartz or granite countertops in kitchen from vendor's standard samples.
28. Under mounted double-bowl stainless steel sink.
29. Chrome single hole pull out spray faucet.
30. Rough-in dishwasher space with electrical and plumbing accommodations.

### BATHROOM RETREATS

31. 8x10 tiles in all bathtub enclosures to ceiling height. Separate shower stalls to include tiles on ceiling.
32. All bathrooms to receive upgraded elongated toilet bowl.
33. 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 ceiling.

34. Powder room to receive mirror, upgraded pedestal sink and upgraded elongated toilet.
35. Crisp white porcelain sinks in all bathrooms with chrome faucet package and mechanical pop up drain.
36. Deep acrylic soaker tubs throughout, (excluding Ensuite), as per plan.
37. Free standing tub in all Master Ensuite as per plan.
38. Choice of Maple or Oak cabinetry (from standard line), with arborite counters and vanity top drawers (where applicable).
39. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.

### FUNCTIONAL LAUNDRY ROOM

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

### COMFORT AND PEACE OF MIND FEATURES

42. Control switch located on interior of home near garage and master bedroom to power off your future garage door opener for added safety and security.
43. Capped gas line at rear of home for future BBQ hook up.
44. Rough in central vacuum system dropped to garage.
45. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
46. Programmable ENERGY STAR thermostat.
47. Door chimes at front entry door.
48. 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

49. 200 AMP Electrical Service
50. One exterior SEASONAL electrical outlet mounted on soffit at main floor level, operated on a separate switch.
51. European height white Décora plugs and switches throughout, as per vendors standard specifications.
52. Interior light fixtures in all bedrooms, family room, kitchen, great room, dining room, breakfast area, den, halls, laundry, 1 wall switched outlet in Living Room and capped outlets in open to above areas as per vendor's specifications.
53. Weather proof exterior outlets - one at front, one at rear and one 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. 5 Cable rough-ins (RG-6 Cable), locations determined by homeowners
57. 5 Telephone rough-ins (CAT 5 cabling) locations determined by homeowners

### SUPERIOR CONSTRUCTION

58. Approx. 8 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 vendor's standard location. (as per plan)
68. Cold Cellar with solid core door, weather stripping, light and floor drain. (as per plan)
69. All garage walls (excluding concrete walls) to be fully drywalled and to be prime painted.
70. Staircases configurations may vary as per builder final drawings
71. Window Elevations may vary as per builder final drawings.



## 50' MODELS

### STATELY EXTERIORS:

1. Traditional 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 or Prefinished Metal accent roof(s), as per elevation, all other roof areas to receive 40 year self-sealing shingles.
4. Decorative exterior aluminum railings as per elevation.
5. Low maintenance aluminum soffits, fascia, eaves troughs and downspouts.
6. Decorative sectional roll-up garage doors with heavy duty springs & decorative glazing as per elevation.
7. Elegant Coach lights at all front entrance doorways.
8. Asphalt driveway consisting of base and top coat.

### SUPERIOR DOORS AND WINDOWS:

9. Architecturally chosen colored taller vinyl casement windows and transoms with low-E and argon gas throughout (basement to be Low-E windows). Window mullions on all front elevations, style as per elevation with all operating windows to be screened.
10. Sliding Patio doors at rear and/or leading to porches/patios, as per plan.
11. Metal insulated front entry doors with transoms, side lites and glass inserts 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.

### 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). All ceiling heights are approximate and may vary.
15. Smooth ceilings throughout entire main and second floor.
16. 7 1/4" baseboard throughout main floor with 3" casing and backbend. 5 1/4" baseboards with 3" casing throughout second floor.
17. Approximate 8'-0" high 2 panel smooth Roman interior door style on the main floor and approximate 7'-0" high doors on the second floor.
18. Satin-nickel interior levers and hinges.
19. Stained finish Oak veneer stairs with your choice of 1 3/4" stained finish oak pickets or (R5) metal pickets from vendors standard samples, with 3" half round handrails.
20. Electric Linear fireplace for all standard fireplace locations, as per plan. All fireplaces will be installed approximately 18" above finished floor.
21. 7" 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.

### SUMPTUOUS FLOORING:

22. 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.
23. 4" Engineered strip hardwood flooring in stained finish throughout the main and second floor (as per plan and excluding tiled areas).

### GOURMET KITCHEN:

24. Choice of Maple or Oak kitchen cabinets with extended height uppers (from vendor's standard line) with matching fascia and crown molding on upper cabinets.
25. Bulkhead constructed above kitchen cabinetry due to mechanical requirements.
26. Islands, pantry and/or chef desk, as per plan.
27. Quartz or granite countertops in kitchen from vendor's standard samples.
28. Under mounted double-bowl stainless steel sink.
29. Chrome single hole pull out spray faucet.
30. Rough-in dishwasher space with electrical and plumbing accommodations.

### BATHROOM RETREATS:

31. 8x10 tiles in all bathtub enclosures to ceiling height. Separate shower stalls to include tiles on ceiling.
32. All bathrooms to receive upgraded elongated toilet bowl.
33. Separate shower stalls in all Master Ensuites to include frameless clear glass enclosures (as per plan), mosaic floor tile, 2 recessed waterproof potlights and a rain showerhead installed from the ceiling.

34. Powder room to receive mirror, upgraded pedestal sink and upgraded elongated toilet.
35. Crisp white porcelain sinks in all bathrooms (undermount sinks in Master Ensuite only) with chrome faucet package and mechanical pop up drain.
36. Deep acrylic soaker tubs throughout, (excluding Ensuite), as per plan.
37. Free standing tub in all Master Ensuite as per plan.
38. Choice of maple or oak cabinetry (from standard line), with arborite counters (granite or quartz in master ensuite only) and vanity top drawers (where applicable).
39. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.

### FUNCTIONAL LAUNDRY ROOM:

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

### COMFORT AND PEACE OF MIND FEATURES:

42. Control switch located on interior of home near garage and master bedroom to power off your future garage door opener for added safety and security.
43. Capped gas line at rear of home for future BBQ hook up.
44. Rough in central vacuum system dropped to the garage.
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