



# Standard Features & Finishes

## **EXTERIOR FEATURES:**

- Modern inspired exteriors with maintenance free vinyl siding and brick (Approximately 50 percent or first floor of façade to be brick, remaining exterior to be vinyl siding)
- Covered front entries and porches, as per plan and elevation
- Pre-finished maintenance-free soffits, fascia, eavestrough, downspouts, and ceiling of upper front covered porches, as per plan and elevation
- Modern thermally insulated steel-clad front entry door with satin nickel grip set and deadbolt lock.
- Modern glazed garden style patio door to decks
- Maintenance-free vinyl single hung, casement, or fixed frame windows throughout, as per elevation.
- Asphalt shingles with minimum twenty-five (25) year manufacturer's warranty
- Front yards to be sodded (as per plan) when season permits. Rear and side yards to be hydroseeded or sodded (as per plan) when season permits
- Wood decks to be pressure treated
- Front balconies to be Duradeck from builders selections
- Modern flat panel garage doors

## **KITCHEN FEATURES:**

- Therma foil white or textured melamine selections
- Quartz countertop from Builder's standard samples
- Double basin drop in stainless steel kitchen sink with single lever kitchen faucet and convenient pullout spray
- Rough-in electrical and plumbing for future dishwasher with open space in cabinetry
- Kitchen cabinets sized for future over the stove microwave hood exhaust fan vented to exterior
- Heavy duty 220V stove receptacle
- Electrical outlet for refrigerator

\*Disclosure at the last page

## **INTERIOR FEATURES:**

- Molded panel interior hollow core wood doors and satin nickel hardware
- Carpeted stairs as per plan
- Trim and casing to be modern flat stock
- Smooth ceilings in all rooms
- 9 foot main floor ceilings
- 8 foot ceilings (ceilings may be dropped in some areas).
- Interior walls to be painted with one coat primer and one finish coat of flat paint as per builder's samples.
- Trim and doors to be painted with white semi-gloss paint.
- Square corners on all drywall corners
- Poured concrete floor with drain and cleanouts, as required
- Luxury vinyl plank throughout main floor, carpet on second floors

## **QUALITY CONSTRUCTION AND ENERGY SAVINGS FEATURES:**

- All insulation as per O.B.C.
- Caulking and weatherstripping on entry door
- All windows caulked with professional grade caulking
- Concrete foundation walls with drainage membrane and weeping tile
- Sump pumps in lower Property as per plan
- High-efficiency gas fired tankless water heater on a rental basis. (Purchaser must execute Rental Agreement with tank provided)
- R5 continuous insulation on outer walls with r14 batts.
- PEX water supply lines (hot and cold) throughout.
- Closets fitted with 1 standard size wire shelving





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## **BATHROOM AND LAUNDRY FEATURES:**

- Denshield, Cement Board, or approved equal, used on tub and shower enclosure walls
- Bathroom vanities and Quartz countertop from Builder's standard samples
- Pedestal sink in powder room or vanity as per builders choice
- Acrylic tub shower combo in white as per plan
- Water-saver shower head and toilets
- Single lever faucets in chrome with pop-up drains in vanities with white drop in sink
- One electrical outlet for small appliances beside vanity in all bathrooms
- Ceramic tiles (12 by 12)
- Drain and water connections and electrical outlet for future washing machine
- Heavy duty 220V receptacle and vent to exterior for future dryer

## **ELECTRICAL FEATURES:**

- 100 AMP electrical service with circuit breaker panel
- Decora style electrical switches and plugs throughout
- Heavy duty 220V stove and dryer receptacles
- Interior light fixtures to be builder grade from Builder's samples
- Ground fault interrupter protection in all bathrooms and powder room
- Interconnected smoke and carbon monoxide detectors as per O.B.C.
- Wireless or hardwire (at Builder's discretion) door chime included

## **PRECONSTRUCTION BONUSES:**

- Stainless Steel Kitchen Appliance Package (4 appliances – range, fridge, dishwasher, stove)
- Washer & Dryer
- AC
- Free assignment less legal fees
- Flexible deposit structure
- Kitchen & Bathrooms Quartz counters
- 20 pot lights
- Luxury Vinyl Flooring ( throughout the main floor)
- Black window frames (exterior)
- Deck 10 x10
- Upgraded modern doors/ trims, shaker style doors
- Front – canal-facing balcony (Duratech)
- Pressure-treated rear deck and fence
- Available customization (as per builder allowance)

## **WARRANTY:**

2863494 Ontario Inc. is backed by the TARION Home Warranty Program including:

- Complete Customer Service Program for One Full Year.
- Two Year Warranty Protection against defects in workmanship and materials as per the Tarion Performance Guidelines
- Seven Year Warranty Protection against major structural defects as per the Tarion Performance Guidelines
- Warranties are limited to the requirements established by the Tarion Ontario New Home Warranty Plan Act..





## **DISCLOSURE:**

\*The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. Rooflines and adjoining model types may vary due to siting. The measurements adhere to the rules and regulations of the Ontario New Home Warranty Program's official method for the calculation of the floor area. The actual usable space may vary from the stated floor area. Sizes and specifications are subject to change without notice. All dimensions are subject to normal construction variances. All floor plans and renderings are artist's concept only. E. & O. E. \*Total sq.ft. area is including Garage space.

\*Drawing is an artistic interpretation of the design. It is not meant to be an exact rendition. Some items may not be standard and/or represent an exact symbol. Unit Plans indicates that the plans are Not to scale. The furniture/fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the unit. All specifications of the unit shall be as per the agreement for sale (if any) between the parties. Image illustrates typical end unit with selected premium upgrades as per upgrades brochure\*\*Vendor shall have the right to substitute other products and materials for those listed in the Schedules or Marketing Material, provided that the substituted products and materials are of quality equal to or better than the products and materials so listed or so provided.

\*Notwithstanding anything to the contrary set out in this Agreement, the Vendor shall have the right to construct the Dwelling at a grade level different than as depicted in the sales brochures, renderings and other plans and specifications previously reviewed by the Purchaser, showing exterior finished not described within this agreement or necessitating a sunken floor area(s) within the Dwelling, a step or series of steps to or at the front door, side door, rear door, or any door from the exterior to the interior of the Dwelling, or the inclusion of landings, decks and railings, and the Dwelling as so constructed is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation to construct the Dwelling. Furthermore, the Vendor shall have the right to substitute other products and materials for those listed in the Schedules, provided that the substituted products and materials are of quality equal to or better than the products and materials so listed or so provided. Marble, wood, vinyl plank, and all natural materials are subject to variations in colour and grain. Ceramic tile and broadloom are subject to pattern and shade variations.