

Features & Finishes

Distinctive Exteriors

- Fully serviced and sodded lot
- 12" x 12" Paver stone driveway and walkway
- Brick, stucco, or James Hardie cement board on front exterior and main floor per plan.
- Maintenance-free aluminum soffits, fascia and eavestroughs.
- Wood look aluminum provided per plan.
- Limited lifetime self-sealing asphalt roof shingles
- Maintenance-free Insul-Glass low E Argon coloured windows per plan
- Screens on all operating windows
- Door chimes at front entry
- Two exterior weatherproof electrical outlets
- Two exterior water outlets
- Electrical outlet in garage
- Insulated 8' tall garage door(s)
- Garage door(s) opener
- Fibreglass stainable 8' front door per plan from builder's samples
- 7' 10" Foundation

Beautiful Interior Finishes

- 9' ceilings on the main floor
- Choice of three neutral interior paint colours from builder's samples
- Kitchen and bathroom to be eggshell finish paint
- Flat or texture ceilings in all areas except bathrooms
- Hardwood on the main floor (excluding laundry)
- Quality broadloom carpeting with high density underpad from Builder's samples
- 12" x 24" tiles in laundry from Builder's sample
- Colonial 800 Series interior doors with painted trim and baseboards
- Gas fireplace with tiled accent wall to ceiling
- Colonial Series 800 closet doors with wire shelving
- \$1,200 retail lighting allowance
- 10 interior pot lights
- Decora light switches throughout
- Poplar stair with exposed stringer, Poplar railing with metal spindles from builder's samples
- \$3,500 closet organizer allowance

Gourmet Kitchens

- Designer cabinets from Builder's samples with under cabinet lighting, crown molding and island
- Kitchen cabinets and drawer to be soft close
- Solid surface (quartz or granite) countertop from builder's samples
- Double stainless steel kitchen sink with single lever faucet
- Opening for dishwasher and microwave shelf

- Tiled backsplash from builder sample
- Energy efficient rated exhaust fans and stainless range hood
- Electrical and plumbing rough-in for dishwasher

Modern Bathrooms

- Freestanding tub as per plan
- Glass shower with pull door. Pressure balance valves, wall tile and floor- master ensuite only
- 12" x 24" tiles in all bathrooms
- Vanities with solid countertops (quartz or granite) from builders sample and single lever-faucets
- Double sink in master ensuite only
- Full width mirrors above vanity
- Satin nickel-finished towel bar and toilet paper holder
- Low consumption water-saving comfort height toilets with shut-off valves
- 2-piece powder rooms with pedestal sink
- 3-piece bathroom rough-in in the basement, as per plan.

Energy Efficient HVAC & Insulation

- High efficiency gas furnace
- Central Air Conditioning
- Heat Recovery Ventilation (HRV) System
- Digital programmable thermostat
- R-50 attic blown insulation
- R-24 insulation in exterior walls;
- Studded basement
- Foundation with 9" concrete walls with heavy duty damp-proofing and wrapped with drainage membrane and weeping tiles
- Engineered framing as per Ontario Building Code
- Canadian gypsum board drywall in interior walls and ceiling
- Water-resistant board in tub and shower locations where required
- 5/8 tongue and performance OSB with engineered floor system
- Garage fully drywalled and taped
- 200 AMP electric service with breaker panel
- Heavy duty receptacle for clothes dryer and stove
- High-efficiency rental hot water heater
- Four pre-wired telephone/TV outlets
- Electronic smoke detectors located on all levels and in all bedrooms
- Carbon Monoxide detector on bedroom level
- Rough-in for future central vacuum system