

FEATURES AND FINISHES

Exterior Features

- Superior architecturally designed homes with inspired brick façade.
- Architecturally selected energy efficient windows complete with thermal glazing.
- Architecturally selected exterior front entry door.
- Garden door to exterior and balconies as per applicable models.
- Designer style lighting fixture at front entry.
- Two exterior non-freeze hose bib (one at garage and one at backyard).
- One exterior GFI receptacle at backyard.
- One gas barbeque connection at backyard.
- Overhead garage door and automatic opener with garage remote
- Direct access door from garage to house and from garage to backyard.

Home Features

- 10'-0" ceiling height on main floor, 9'-0" ceiling height on 2nd floor and 8'-0" ceiling on ground floor.*
- Gas fireplace with paint grade surround from Vendor's samples.
- White Decora receptacles and switches throughout.
- Telephone outlet rough-ins in kitchen and bedrooms.
- Television outlet rough-ins in kitchen, family room and bedrooms.
- Cat5e data outlet rough-ins in Ground floor living room, family room and masterbedroom.
- Designer style lighting fixtures in main entrance, kitchen, bedrooms and bathrooms.
- 100 Amp service panels with circuit breakers.
- Smoke and carbon monoxide detectors as per building code.
- High efficiency furnace and central heating system.
- Individually metered hydro, gas and water.

Interior Features

- 5" contemporary baseboards throughout with 3" casings on all doorways.
- Interior doors painted white with contemporary style hardware.
- Ceramic tile flooring at Main floor front entry from Vendor's samples.
- Carpet with underpadding on Ground, 2nd floor, all staircase and staircase landing from Vendor's samples
- Metal handrails, pickets and posts on staircase throughout.
- Satin nickel finish interior hardware with lever style door handles throughout.

Kitchen Features

- Contemporary European design cabinetry in selection of coloured and wood finishes from Vendor's samples.
- Stone countertops in a selection of granites from Vendor's samples.
- Kitchen Island to feature a cantilevered top for bar seating.
- Undermount double stainless steel sink with pull out faucet.
- Matching designer backsplash in selection of tiles from Vendor's samples.

Bathroom Features

- Contemporary European design cabinetry in selection of coloured and wood finishes from Vendor's samples.
- Cultured marble vanity tops with integrated basins from Vendor's samples. (For Model: Oak)
- Stone vanity top in a selection of marbles and granites with white undermount sinks in bathrooms and ensuite from Vendor's samples. (For Model: Birch and Maple)
- Soaker tubs in all bathrooms.
- Glass panel shower stall in bathroom and ensuite (as per plan).
- Temperature controlled mixing valve to tub/shower.
- Vanity mirrors above vanity basin.
- Ceramic tile tub/shower surround from Vendor's samples
- Ceramic tile flooring from Vendor's samples
- Privacy locks on all bathroom doors.

Laundry Area Features

- Ceramic tile flooring.
- White laundry sink complete with water connection.
- Full size white front load side by side washer and dryer.

* Ceiling Heights in some areas may be lower due to bulkheads for ductwork.