



## FEATURES + FINISHES

### ARCHITECTURAL FEATURES

- Brick, stone and stucco facades as per plan and model elevations.
- Architecturally selected energy efficient windows complete with thermal glazing and removable screens.
- Architecturally selected exterior front entry door with high security locking mechanism.

### KITCHEN FEATURES

- Contemporary European design cabinetry in selection of wood and coloured finishes from Vendor's samples.
- Laminate countertops in a selection from Vendor's samples.
- Stone countertops in a selection of granites from Vendor's samples.†
- Matching designer backsplash in selection of tiles from Vendor's samples.†
- Double stainless steel sink with pull out faucet.
- Designer selected ceiling mount lighting.
- Electrical outlet provision for range and refrigerator.
- Rough-in for exhaust hood fan with venting over range.
- Rough-in for dishwasher and space provided including electrical and plumbing supply.
- Brand name appliance package including:†
  - Stainless steel finish range.
  - Stainless steel finish dishwasher.
  - Stainless steel finish refrigerator.
  - Stainless steel finish hood fan exhausted to exterior
  - Stainless steel finish microwave.

### BATHROOM FEATURES

- Contemporary European design cabinetry in selection of wood and coloured finishes from Vendor's samples.
- White cultured marble countertops with integrated basin and single lever style faucet in main bathrooms and ensuite.
- Pedestal sink in powder room
- Soaker tub in main bathrooms, ensuite and master ensuite.
- Temperature controlled mixing valve to tub/shower.
- Mirrors above vanities in bathrooms.
- Ceramic tile tub/shower surround from Vendor's samples.
- Ceramic tile flooring from Vendor's samples.
- Privacy locks on all bathroom doors.
- Designer selected wall mounted lighting at vanity.

### LAUNDRY AREA FEATURES

- Ceramic tile flooring.
- White laundry sink complete with water connection.†
- Full size front load washer and dryer vented to exterior. †

### GENERAL FEATURES

- 10'-0" ceiling height on main floor and 9'-0" ceiling height on 2nd floor.\*
- Skylight on 2nd floor as per plan. †
- Carpet with underpadding on ground, main and 2nd floor and all staircase and staircase landing from Vendor's samples.
- Prefinished engineered hardwood flooring on main floor from Vendor's samples.†
- Oak handrails and pickets natural finish throughout.
- Metal handrails, pickets and posts throughout. †
- Gas fireplace with white paint grade surround on main floor from Vendor's samples. †

- Gas fireplace with white paint grade surround on basement/ground floor/main floor as per plan.†
- Interior doors painted white with contemporary style hardware of brushed chrome finish.
- 3" contemporary baseboards throughout with 2 1/4" casings on all windows and doorways.
- Sliding panel doors to closets complete with shelving.
- Smooth paint finish ceilings. †

### ENGINEERING FEATURES

- 100 Amp service panels with circuit breakers
- Pre-wired Television outlets in bedrooms and family room as per plans.
- Designer selected lighting fixtures in main entrance, kitchen and bathrooms.
- Pre-wired telephone outlets in kitchen, family room and bedrooms.
- Smoke and carbon monoxide detectors as per code.
- High efficiency furnace for heating.
- Individually meter hydro, gas and water.

### EXTERIOR FEATURES

- Garage complete with overhead door and automatic opener with garage remote. †
- Paved driveway.
- Exterior insulated sliding door leading to rear yard.
- Exterior duplex outlet.
- Exterior non-freeze hose connection.
- Exterior gas barbecue connection. †

### BASEMENT FEATURES for birch/oak. ground floor features for cedar

- Drywall and paint on wall
- Carpet with underpadding on floors
- Stipple finished ceiling
- Kitchen in basement to include: †
  - Contemporary European designed cabinetry in selection of wood and coloured finishes from Vendor's samples.
  - Laminate countertop from Vendor's samples.
  - Single sink with faucet.
  - Electrical outlet provision for range and refrigerator.
- Bathroom in basement: †
  - Contemporary European designed cabinetry in selection of wood and coloured finishes from Vendor's samples.
  - White cultured marble countertops with integrated basin and single lever style faucet
  - White bathtub
  - Wall mount lighting and mirror above vanity.
  - Temperature controlled mixing valve to tub/shower.
  - Ceramic tile tub/shower surround and ceramic tile flooring from Vendor's samples.
  - Privacy lock on doors.

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\* Ceiling Heights in some areas may be lower due to heating/ventilation supply ductwork. † Optional features package.