



## FEATURES & FINISHES FREEHOLD TOWNHOUSES

### EXTERIOR FEATURES

- Professionally preselected clay brick and stone as per plan elevations with soldier coursing, key stones with engraved house number and other architectural detailing.
- Self-sealing asphalt roof shingles with 25 year manufacturers' warranty from Vendor's pre-determined colour package.
- Energy Star® or equivalent rated, low maintenance vinyl casement Low-E argon gas-filled glass windows throughout, as per plan. Muntin bars or grills on front elevation for all lots, as per elevation. Corner lots to have muntin bars or grills on two sides (except basement windows). Colours as per Vendor's pre-determined colour schemes. Basement windows to be vinyl sliders.
- Screens on all operational windows.
- Insulated exterior front doors with glass inserts, sidelights and transoms, as per plan.
- Steel insulated entrance doors at front, garage and rear terrace, as per plan.
- Brushed nickel exterior front door package including grip set and dead bolt lock.
- Maintenance free aluminum soffits, fascia, eaves trough and downspouts and accent trim from Vendor's pre-determined colour package, as per plan.
- Premium steel insulated sectional roll-up garage doors with decorative windows, as per plan.
- Black coach lamps at garage and front door and exterior light fixture at the rear door, as per plan.
- Paved driveway.
- Garage walls to be drywalled, taped and primed. Block wall to be primed only.
- All windows and outside door frames caulked.
- Gaps around windows and doors are sealed with spray foam insulation to increase thermal resistance and to reduce drafts.
- Convenient direct access to home from garage where grading permits, as per plan.
- Lot to be fully sodded and graded as per grading plan.
- Front entry to have pre-cast slab walkways and steps as required and rear doors to have pre-cast steps, where applicable.
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### INTERIOR FEATURES

- Approximately 9' high first floor partitions and 8' on second floor.
- Upgraded interior trim casing and baseboard (2 1/4" casing and 4" baseboard).
- All main floor archways to be trimmed, round archways to be drywalled.
- Oak stairs from main floor to second floor to be natural finish.
- Basement stairs to be paint grade.
- Oak railing, pickets and nosing in natural finish from main floor to second floor, as per plans.
- Choice of panelled interior doors.
- Textured stippled ceilings with smooth borders on main and second floors, except for Kitchen, Breakfast, Bathrooms and Laundry (if in a finished area), as per plan.
- Cathedral and vaulted ceilings, as per plan.
- Brushed nickel lever handles on all interior doors.
- Low Volatile Organic Compound (VOC) paints to be used throughout. Choice of one colour from Vendor's samples. Trim to be white.
- Ceramic floor tiles to be installed in Foyer, Kitchen, Breakfast, Bathrooms and Laundry Room, as per plans from Vendor's samples.
- Choice of flooring throughout main floor, except for tiled areas. Choose from 2 1/4" pre-finished strip hardwood floor in natural finish, composite laminate or 40 oz high quality broadloom.
- High quality 40 oz carpet on second floor in all townhouse models as per plan.

### HEATING & ELECTRICAL FEATURES

- Energy Star® or equivalent high efficiency HRV.
- Combined space and water heating system (rental water heating only) with low velocity air handler.
- Solar Ready - conduit from roof to mechanical area in basement for ease of future solar panel installation.
- Energy saving programmable thermostats.
- 100 amp electrical service with circuit breaker panel. All copper wiring throughout.
- White Decora switches and receptacles throughout.
- 75% Compact Fluorescent Lighting (CFL).
- Smoke detectors on all floors, as per O.B.C.
- Strategically placed, hard wired carbon monoxide detector, as per O.B.C.
- Capped ceiling receptacle (centred) with switch in dining room, as per plan.
- Heavy duty plug receptacle/service for stove and dryer.
- Dedicated electrical outlet for refrigerator.
- Rough-in electrical for future dishwasher.
- Electrical outlets in all bathrooms wired to a ground fault interrupter, as per electrical code.
- Two electrical exterior waterproof plug outlets (front and back of house/garage for rear lane townhomes).
- Ceiling plugs for future garage door opener.
- Two speed exhaust fan with 6" vent to exterior over stove area.

- Eco-vent exhaust fans in all bathrooms vented to exterior.
- Vapour proof ceiling light in all shower stalls, as per plan.
- Rough-in central vacuum dropped to basement.
- Rough-in security on main and basement level, including entry doors.
- Pre-wire for telephone in kitchen and master bedroom.
- Rough-in RG6 coaxial cable in Family Room and Master Bedroom for future high speed Internet and digital television.
- Door chime at front entry.
- Duct work to be cleaned prior to closing.

### PLUMBING FEATURES

- One exterior water tap located at front of house and one water tap located at rear of house or in garage for rear lane townhomes.
- Hot water recirculation system to main or Ensuite Bathroom on second floor designed to reduce the wait time for hot water.
- Rough-in plumbing for future dishwasher.
- Laundry facilities include washer connections and drain, single plastic laundry tub, as per plan.
- Temperature control and pressure balancing valves for all showers.

### KITCHEN FEATURES

- Extended height kitchen uppers.
- Post formed laminate countertops from Vendor's standard samples
- Island, pantry and breakfast bar, as per plan.
- Double compartment stainless steel sink with single lever faucet.
- Dishwasher space provided in cabinets.

### BATHROOM FEATURES

- Master Ensuite shower to include a frame glass shower door and recessed light fixture, as per plan.
- Master Ensuite features double vanities, as per plan.
- Pedestal sink in powder room, as per plan.
- Ceramic floor tiles in all bathrooms, as per plan.
- Master Ensuite features ceramic wall tiles in shower from floor to ceiling and ceramic wall tile next to soaker tub, two tiles high, as per plan.
- Ceramic wall tiles on tub enclosure in all other bathrooms, as per plan.
- Quality white plumbing fixtures in all bathrooms.
- Mirrors in all bathrooms.
- White ceramic accessories in all bathrooms.

### SPECIAL FEATURES

- All homes to be enrolled in the Energy Star® or equivalent program.
- All homes will be tested by a third party energy consultant.
- Brick and stone exteriors, as per plans.
- 9' ceiling on main floor, as per plans.
- Oak stairs and solid oak railings, as per plans
- Solid oak hardwood on main floor, except for tiled areas, as per plan.
- Taller (39") upper cabinets in kitchen, as per plan.
- Double sinks in Master Ensuite, as per plan.
- Separate tub and shower in Master Ensuite, as per plan.
- Hot water recirculating line in Master Ensuite.
- Engineered flooring system.
- Insulated steel garage door with window inserts.

### CONSTRUCTION FEATURES

- Poured concrete foundation walls with heavy-duty damp proofing, drainage layer and weeping tiles.
- 2' x 6' wood frame construction.
- Insulation on all exterior walls to be a minimum of R22 batts and R1.5 excel sheathing; attic to be minimum of R50 cellulose insulation; room over garages or open below to outside insulated with R31 foam.
- R20 blanket, 6" from basement slab, complete with moisture barrier.
- Sub-floors to be glued and fastened with screws prior to finished floor installation.
- Covered porches with decorative columns and railings, as per plan.

### WARRANTY FEATURES

- **Builder Warranty**
  - Excellent rated builder with Tarion Warranty Program.
  - Complete Customer Service Program in accordance with the Ontario New Home Warranty Program
- **Tarion Warranty Corporation**
  - All homes to be enrolled under the Tarion Warranty Program
  - 7 Years for major structural defects.
  - 2 Years for plumbing, heating, electrical systems and the building envelope.
  - 1 Year for all other items.
  - Backed by Tarion Warranty Program for a period of seven years after the closing date.

