



FEATURES & FINISHES

EXTERIOR FEATURES:

1. Elegant polished brass package grip set including key-alike dead bolts on all doors.
2. Colour co-ordinated clay brick colour packages with soldier coursing, brick arches, key-stone and masonry detailing, as per elevations and per plan. Purchaser may select.
3. Maintenance free aluminum fascia, eavestrough and downspouts.
4. Metal clad sectional garage doors with heavy duty springs.
5. Poured concrete basement walls with heavy-duty damp proofing, drainage layer and weeping tiles, where applicable.
6. All high quality low maintenance vinyl casement windows, operable and fixed. Screens on all operating windows. Vinyl sliders in basement.
7. Two (2) exterior hose bibs, one in the garage and the other in the rear of house.
8. Direct access from garage to house, as per applicable plan where grade permits.
9. Fully sodded lot. Lot to be graded to the requirements of the authority having jurisdiction.
10. Precast concrete walks and steps, from driveway to front door entry and at rear patio, where applicable.
11. Elegant and efficient metal clad insulated doors with decorative glass inserts and weather stripping.
12. Two exterior weather-proofed electrical outlets with ground fault interrupts.
13. Garage floor to be poured concrete with steel reinforcements.
14. Pressure treated wood deck, as per plan and if required.
15. Cast aluminum outdoor lights.
16. Self-sealing quality asphalt shingles, which include a manufacturers 25-year warranty.
17. Metal insulated garden door with screen, as per applicable plans.

INTERIOR FEATURES:

1. Nine foot high ceilings on main floor
2. Custom wood mantle gas fireplace in family room, as per plan.
3. Elegant circular oak staircase from main floor to second floor with solid oak handrail and pickets, with natural finish, as per plan.
4. Imported selection of ceramic flooring to be laid in entry, hallway, all bathrooms, laundry room, kitchen and breakfast room, as per plan. Chosen from Builder's standard samples.
5. Upgraded colonial style baseboards and casing, featuring 4" baseboards and 2 3/4" casing including archways and windows.
6. Classic or 800 Series doors including closets, finished with white semi-gloss paint.
7. Polished brass interior door knobs and door hinges.
8. Quality 3/4" strip hardwood flooring in living room, dining room, den and family room; finished in natural colour.
9. 40 oz broadloom with quality underpad in all bedrooms and second floor hallway, as per plan. Chosen from Builder's standard samples. (One colour throughout.)
10. Choice of two (2) interior paint colours from our samples. Kitchen walls, powder room walls, bathroom walls and laundry room walls to be eggshell finish.
12. Cold storage in basement, vented to

3. Single base laundry tub complete with washer hook up.
4. Extensive mirror treatments over bathroom vanities in all bathrooms.
5. Quality white bathroom plumbing fixtures.
6. Ceramic towel bar, soap dish and toilet tissue dispenser in all bathrooms.
7. Full height 6"x8" ceramic wall tiles in main bathroom tub enclosures.
8. Exhaust fan vented to the exterior in all bathrooms and powder room.
9. Ceramic flooring in laundry room and bathrooms.
10. Privacy locks on all bathroom doors.
11. Ensuite bathroom features oval or corner tub, as per applicable plan with two rows of ceramic tile surround.
12. Separate shower stall with marble threshold and to include a water-proof shower light, as per applicable plan.
13. Pressure valve and water temperature control valves in all showers.
14. Rough-in three-piece bathroom in basement.

ELECTRICAL and ENERGY EFFICIENT FEATURES:

1. Insulation in full conformity with the Ontario Building Code for Conservation of Energy.
2. Ducting sized for future air conditioning.
3. High efficiency power vented gas water heater, installed as rental.
4. Forced air high efficiency gas furnace with electronic ignition, vented directly to the exterior.
5. All windows and doors fully caulked, all exterior doors weather-stripped.
6. Entire house sealed on exterior walls with heavy duty vapour barriers.
7. Quality light fixtures installed

