

# Features & Finishes



## EXTERIOR

- Premier plus size clay brick construction, featuring natural and/or Arriscraft stone, brick, and stone detailing
- Triple-pane glass, low-E/argon vinyl casement windows with Thermal Edge space bar, multipoint locking system. Keystone tested and certified.
- Lifetime Limited Warranty shingles
- Painted, low-maintenance aluminum eavestroughs, soffits, and fascia; with downspouts placed in the least obtrusive locations
- Covered front porch with poured concrete
- High quality fiberglass front doors (as per plan)
- Lots featuring sod, as per grading plan. Exclusions include treed areas, driveways, and walkways
- Paved driveway with two coats of asphalt
- Elegant coach light and/or pot lighting in soffits on front elevation as per model home
- Two exterior hose bibs
- Exterior front door featuring a brushed nickel grip set with deadbolt lock
- Steel garage doors are a modern, low-maintenance design and insulated for energy savings

## INTERIOR

- Approximate ceiling height of 9' on main floor, exceptions where bulkheads and dropped ceilings are located
- Patio door walkout at rear for easy access to backyard as per plan
- Luxurious lever door handles
- Choice of 3/4" oak pickets, or standard iron picket. 1/2" oak posts and 3" handrail with oak-veneer strings. Choice of natural or stain finish from standard selections as per plan
- 4" baseboards throughout the house
- All finished interior baseboards, shoe mould, trim, and window and door casings to be painted with white semi-gloss finish paint
- 3 1/2" casing
- Paint-grade shoe mould throughout
- White melamine closet shelving with adjustable zinc closet rods where specified
- Modern interior and closet doors painted in white, with lever-style door hardware and hinges
- 12 LED recessed pot lights and light fixtures
- Air conditioning
- Smooth ceilings throughout finished with flat white ceiling paint
- All finished interior walls to be painted with flat finish paint. Washrooms to be painted with flat finish paint from builder's selection of standard colours

## KITCHEN

- Large eat-in kitchens, with breakfast area featuring painted cabinet doors
- Large island with breakfast bar
- Solid Surface countertops with flat profile edge
- Double undermount stainless steel sink with single-hole faucet
- Shut-off valves under kitchen sink
- Stainless steel appliance package installed, featuring electric self-clean slide-in range with glass top stove and self-cleaning oven, refrigerator with bottom freezer, built-in dishwasher, over-the-range hood fan with integrated exhaust fan

## BATHROOM

- Two-piece toilets in all bathrooms
- Undermounted sinks in all bathrooms
- Professionally installed ceramic tiles on all bathroom floors, tub surrounds (where applicable), and shower walls (where applicable)
- Custom painted vanities from builder's selection of standard colours
- Faucets, as per builder's standard option
- Solid surface countertops with flat profile edge
- Mirrors in all washrooms and powder rooms placed above vanity
- Large walk-in, frameless glass shower with tempered glass face, tiled walls, and chrome door handle and hinges with 60"x 30" acrylic shower base in ensuite

## FLOORING

- 3/4" Superior Oak Engineered hardwood flooring offered on main floor, where specified
- 3/4" thick Superior Oak Engineered hardwood flooring offered on second floor, where specified
- Luxury Vinyl Plank flooring in the lower level of Pond Lot models as shown on plan
- Imported ceramic tile in front foyers, kitchen, laundry room, washroom (floors and showers/tub walls)

## ENERGY EFFICIENCY

- Triple-pane glass, low-E/argon vinyl casement windows with Thermal Edge space bar, multipoint locking system, Keystone tested and certified
- R66 blown insulation in attics, complete with 6mm poly to provide absolute minimum heat-loss
- High efficiency furnace, HRV, air conditioner

- Garage walls drywalled and garage ceilings insulated. This reduces drafts from opened doors, reduces CO2 levels migrating into the house and maintains comfort temperature levels throughout the home
- Drop ceiling and bulkheads will occur to accommodate mechanical, HVAC systems and structural requirements. Finished floor height and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas

## ELECTRICAL

- 100-amp service
- White Decora electrical cover plates and switches throughout interior
- GFI plugs in all washrooms and in kitchen where applicable
- One electrical plug for garage door opener
- Cable TV rough-in wiring for living room and master bedroom

## CONSTRUCTION

- Poured concrete foundation walls that sit on reinforced footings
- Smooth finished concrete garage floors, with steel reinforced grade beams
- 2"x 6" exterior framed walls and 2"x 4" interior framed walls for additional support and overall strength
- AIS Engineered floor-system
- 5/8" Tongue-and-Groove sheathing, fastening and high strength construction adhesive for minimal movement and maximum strength
- Direct access to home from garage (as per plan) through gas-proof steel door, with self-closing hinge
- 1/2" sheathing with roof clips for additional roof strength

## TARIION WARRANTY

- One-year warranty on all materials and workmanship
- Two-year warranty on plumbing, heating and electrical systems and envelope
- Seven-year warranty on major structural defects