



FEATURES & UPGRADES

Standard Features

- All brick exterior with pre-finished low maintenance siding or stucco where applicable. Exterior colours to be selected from Vendor's colour palettes.
- Pre-finished low maintenance aluminum soffits, fascia and downspouts.
- Maintenance-free windows with casements at the front and vinyl sliders on remaining rooms.
- 30 Year Roof shingles (Limited Lifetime Warranty).
- Poured concrete basement with rubber membranes and oversized windows.
- 2" x 6" exterior walls with R22 insulation.
- 9' ceiling height throughout main floors.
- Plywood floors, nailed and screwed.
- Choice of ceramic floor tile for foyer/entry, kitchen, bathrooms, laundry room as indicated on floor plan installed in straight lay fashion from Vendor's samples.
- 40 ounce berber carpet with 10mm underpad in all non-tiled areas selected from Vendor's samples.
- Hardwood floors in Great Room.
- Design and build your own kitchen and bathroom cabinetries with our generous allowance.
- Quality finished kitchen cabinets with solid 5/8" cabinet box construction including back panel.
- Cabinet door hardware selected from Vendor's samples.
- Granite countertops in kitchen.
- Spacing for future dishwasher provided with plumbing rough-ins.
- Dual compartment drop-in stainless steel ledge back kitchen sink with single lever chrome faucet as per Vendor's samples.
- Bathroom vanity cabinets with granite countertops as per plan selected from Vendor's samples. Single level chrome bathroom faucets.
- Mirror installed in 6" of full width of vanity in all bathrooms.
- Soaker tub in ensuite bathroom (where applicable).
- Solid oak stairs with wrought iron spindles.
- Upgraded lighting throughout with 8 pot-lights included over and above lighting allowance.
- Gas fireplace with wood mantle selected from Vendor's samples.
- Upgraded single level faucets with scald proof valves on all tubs and showers.
- Moen tub surrounds (or equivalent).
- Heat Recovery Ventilator Unit.
- 200 ampere electrical service with 40/80 breaker panel and all copper wiring for homes 2,000 square feet and greater.
- Heavy duty electrical receptacles for both dryer and stove.
- Safety ground fault interrupter (GFI) electrical receptacles in all bathrooms.
- Split circuit electrical receptacles in kitchen.
- All wiring in accordance with Ontario Building Code and Ontario Hydro standards.
- Minimum two electrical outlets in the garage (one for future garage door opener) as per floor plan.
- Hard-wired, interconnected smoke detector on each level, floor levels containing a bedroom with a combination smoke detector/carbon monoxide detector.
- Exterior, weatherproof electrical outlets (one at front entry and one at rear entry).

Standard Features Continued

- Ceilings to be California knockdown style finish with laundry, bathrooms, and kitchen to be flat. All ceilings to be painted white.
- Decora style switches and receptacles throughout finished areas.
- Purchaser choice of two pastel colours for walls throughout from Vendor's samples.
- Interior doors and trim finished with one coat of un-tinted primer and two coats of "cloud white" latex semi-gloss paint.
- Custom door/trim package with 5 ½" baseboards, 3 ½" casings with Classique style doors.
- Solid melamine closet and linen shelving installed where applicable (as per plan).
- Metal insulated roll-up garage doors. Colour chosen from builder's trade samples.
- Garages are dry-walled, rough-coat taped with a ceiling receptacle for garage door opener.
- All exterior doors are metal insulated with dead bolts.
- Terrace french doors at rear of home (where applicable).
- 3-piece rough-in for future basement bath.
- Carved stone house number.
- Lot to be fine graded and seeded.

Available Upgrades

- Basement strapping
- Flooring
- Plumbing features
- Additional pot lights, etc.
- 9' basement ceiling
- 10' main floor ceilings
- Full stone front
- Cove moulding
- Covered porch
- Glass shower
- Jacuzzi-style tub
- Gas lines (BBQ, stove, dryer)
- Garage interior priming + insulation
- Extra paint colour(s)
- Upgraded trim and doors