

FEATURES

URBAN LIVING WITH URBAN TOUCHES



EXTERIOR FINISHES

- Exteriors are architecturally controlled with colours pre selected by vendor.
- Clay brick elevation with coordinating coloured mortar, stone and precast surrounds, stucco and various exterior accent features.
- Aluminum soffit, fascia eaves trough and downspouts, as per elevation.
- Energy Star rated maintenance-free vinyl casement or thermo-fixed glass windows throughout, as per plan.
- All operable windows to have removable screens.
- Front entries to have concrete walkways and steps as required due to grade.
- Exterior front door with satin-nickel package including grip set and dead bolt.
- Exterior lighting at front entry door.

COMMUNITY & LANDSCAPE FEATURES

- Architecturally controlled landscaping, ground cover, shrubs, trees and flowers.
- Large windows over stairwell to let light into the home.
- One level, secured underground parking garage with visitor parking.
- Private underground storage / bicycle parking.
- Direct access to individual homes from parking garage.
- Secured privately controlled access to outdoor amenity area with access for residents.

ROOF TERRACE (as per plan)

- Hookup for natural gas barbecue.
- Cedar wood deck.
- 6' Privacy screen.
- 8' vinyl sliding Terrace doors with screen, as per plan.

FINISHES

- 9' ceilings on main floor, 8' on second and third floors (not including dropped ceiling areas and sunken floors).
- Smooth ceilings throughout.
- Stained oak stairs main to first level. Other stairs oak handrails and spindles in a stained finish, treads & risers carpeted, as per plan.
- Woodland series interior entry stairs to receive a durable tread finish, as per plan.
- Classique style interior doors, as per plan.
- 5½" stepped baseboards and 3 ¼" trim. (Sizing is approximate)
- Interior lever door handles brushed nickel with painted hinges.
- Archways on main floor to be trimmed, as per plan.
- Upgraded light fixtures throughout, from vendor's standard samples.
- Purchaser to have choice of 1 paint colour throughout from vendor's samples in an environmentally friendly low-VOC washable flat finish.
- All trim and doors to be painted white with semi-gloss finish.
- Wire shelving in all closets.
- Rough in security system for each house.

KITCHENS

- Your choice of Granite, Quartz, Ceasarstone or Meganite countertops and island with straight edge, as per plan from vendor's standard samples.
- Square undermount kitchen sink.
- Ceramic tiled backsplash from vendor's standard samples.
- Pendant lights over island, as per plan.
- Stainless steel undermount sink with single lever faucet and pull out sprayer from vendors standard samples.
- Kitchen cabinets from vendors standard samples.
- 6" cabinets to compliment 9" ceiling height.
- 24" stainless steel appliances installed including:
 - Built-in electric wall oven.
 - Built-in cook top.
 - Frost free bottom load refrigerator.
 - Built-in dishwasher.
 - Built-in Microwave hood fan.
- Heavy-duty receptacle for stove.
- Electrical outlets for refrigerator and counter level for small appliances.

FLOORING

- Choice of quality 40 ounce Berber or pile carpeting in hallways and bedrooms, with ½" quality chip foam under-pad in all non-tiled and non-laminate floor areas, from vendor's standard samples.

- Imported ceramic flooring from vendor's standard samples, as per plan.
- 5" Engineered Hardwood on the main level and first floor hallway except tiled areas.

BATHROOMS

- White bathroom fixtures in ensuite, main bath and powder rooms, as per plan.
- Built in sink and vanity in powder room, as per plan.
- Vanity cabinets include choice of styles and colours, from vendor's standard samples.
- Meganite poured countertop with integrated sinks in 2 colour options, in main and ensuite bathrooms, from Vendor's standard samples.
- Frameless glass shower door in ensuite, as per plan.
- Light in shower.
- Mirrors in all bathrooms.
- Chrome or nickel finish accessories in all bathrooms.
- Choice of ceramic tiles for walls and ceilings in tub enclosures from vendor's standard samples.
- Full height water resistant backer board in tub enclosures.
- Single lever faucet in all vanities and tubs.
- Pressure balanced shower controls.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Rough-in 3-piece in the lower level, as per plan.

LAUNDRY

- 30" Full size white front load stacked washer and dryer ready to use.
- Heavy-duty receptacle with vent to the exterior for the dryer.

ELECTRICAL

- 100 AMP electrical service with breaker panel and copper wiring throughout.
- White Decora style switches, wall outlets and receptacles.
- All rooms to have a switch controlled ceiling light fixture except for the living room, which will receive a switch controlled wall outlet.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detector provided as per Ontario Building Code.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Arc-fault receptacles in bedrooms as per Ontario Building Code.
- Electric door chime at main door entry.
- Cable T.V. rough-in in any 2 locations as chosen by the purchaser.
- Telephone rough-in in any 3 locations as chosen by the purchaser.
- Rough-in security system includes contacts on all exterior doors only.

ENERGY SAVING FEATURES

- Individually controlled High Efficient Heating and Cooling, water heater. (rented)
- Metal insulated entry door and decorative glass insert and high quality weather stripping, as per plan.
- Upgraded foam insulation above porch ceilings with living areas above.
- Exterior wall insulation to meet or exceed 2012 Building Code.
- Individual controlled hydro, gas and water billing.

CONSTRUCTION

- Acoustically engineered demising walls between all units to top of second floor, where applicable.
- 5/8" tongue and groove subfloor sheathing screwed and glued to engineered floor joists and 3/8" roof sheathing.
- Windows and exterior doors fully sealed with high quality caulking.
- Quality 2" x 6" exterior wood frame construction.
- Poured concrete porches as per plan.
- Tarion Warranty Coverage: 7 years: major structural defects.
 - 2 years: electrical, plumbing and heating delivery and distribution systems, water penetration and exterior cladding.
 - 1 year: workmanship & materials.

*As per plan. All information subject to change without notice. All room measurements and sizes are approximate. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O. E.