

Features & Finishes



Quality Construction

- The community is architecturally controlled and contains a variety of unique streetscape elevations.
- Exterior elevations consist of contemporary designs and feature clay brick, stone, chamclad siding, accent cladding, exterior trim, stone sills and verandahs as per plan.
- Porches are a gracious feature on many homes. Where provided, porches are poured concrete. Decorative pillars and aluminum railings are as per grading and applicable plan.
- Steep roof pitches enhance all elevations.
- 2" x 6" exterior wall construction.
- 3/8" plywood roof sheathing.
- Fiberglass roof shingles.
- Wood and steel beam construction in accordance with architectural specifications.
- Structural engineered floor joist system except sunken areas and landings.
- Quality vinyl casement windows throughout, as per plan.
- 5' or 6' wide sliding patio doors with screen, as per plan.
- Single garden door in kitchen, as per plan.
- Quality vinyl sliding basement windows.
- All subfloors to be sanded and fastened with screws.

Energy Conservation Features

- H.R.V. (Heat Recovery Ventilation unit).
- Foam windows & doors.
- Caulk interior plate of exterior walls.
- nstantaneous or On-Demand energy efficient rental Hotwater Heater.
- Exhaust fans for baths and kitchen.
- R31 spray foam to garage ceilings & overhangs.
- R50 insulation for attic ceiling area over habitable areas. Weather stripped access.
- R22 in exterior habitable walls.
- All doors, windows and external openings fully caulked and installed with vapour barrier.

- Insulated non-warp steel clad exterior doors with self-adjusting weather stripping.
- High efficiency forced air heating system with ducting sized for central air conditioning system.
- Separate switches for all exhaust fans to reduce heat loss.
- High performance Low E argon windows throughout.
- Programmable thermostat.
- Posi-temp pressure/temperature balance valves for all showers.
- Energy efficient water saver shower and toilet tanks.

Distinctive Exterior Details

- Prefinished virtually maintenance free aluminum soffits, fascia, eavestroughing and rain water downspouts.
- Premium quality roll up painted wood sectional garage door with plexiglass inserts as per plan.
- Steel clad insulated front entry door(s) with sidelight or window as per plan with grip set and dead bolt.
- One (1) exterior hose bib.
- Poured concrete garage floor.
- Driveway to be paved.
- Garage Access door where grade permits.
- Precast slab walkways to porch at front entry and steps as required.
- Entire lawn area, to be graded and sodded.
- Poured concrete basement walls with damp-proofing and foundation collector drains, where applicable.
- Where a deck is required due to grade conditions, the builder supplies standard 5'x7' deck as per plan which is included in any premiums applicable to the lot.
- Brick exterior walls, accent cladding as per plan, exterior paint colour and fiberglass roof shingles from builder's predetermined architectural colour schemes.

Distinctive Interior Details

- Ceiling heights are approximately 9' on main floor and 8' on lower & upper floor except in raised or sunken floor area, stairways, cathedral/vaulted ceilings and bulkheads/dropped ceilings (where required by mechanical, plumbing and/or structural components).

- Imported 12" x 12" or 13" x 13" ceramic tile flooring in front foyer, laundry room and all bathrooms.
- Laminate flooring on main floor excluding tiled areas.
- 35 oz. broadloom with underpad installed wall to wall on lower & upper floor, as per plan.
- Oak main staircase with natural finish oak stringers, handrails, and nosing, as per plan, with metal pickets from Vendor's standard samples.
- Spray textured stippled ceilings with smooth border throughout lower, main and upper floors except for kitchens and bathrooms which are to have smooth finish.
- Stylish Cambridge 4 1/4" MDF baseboards and 2 3/4" casings throughout.
- Wood trimmed archways on first floor where applicable.
- Satin nickel lever interior door hardware.
- Interior finished walls painted one colour throughout with one prime coat and one finish coat. Trim is to be painted white.
- Laundry rooms are to include washing machine connections, receptacle for clothes dryer, single compartment tub with base cabinet and dryer opening, vent opening as per plan.
- White Decora light switches and plugs throughout.
- Interior door height standard approximately 6' 8", as per plan.

Gourmet Kitchen Features

- Level 1 - 2 cm Quartz countertops from choice of Vendor's standard samples.
- Quality custom finished kitchen cabinets from choice of Vendor's standard samples with opening provided for dishwasher.
- Double undermount stainless steel sink with single lever faucet.
- Breakfast bars and pantries, as per plan.

Luxury Washroom Features

- 12" x 12" or 13" x 13" ceramic flooring in all baths.
- 8" x 10" Ceramic wall tiles. Arborite or formica post formed rolled and/or straight edge countertops in washroom vanities from choice of Vendor's standard samples.

- Quality vanity cabinets selected from Vendor's standard samples.
- Vanity in powder room, as per plan.
- Wall mounted plate glass mirror over all vanities.
- Strip light over mirror in all bath and powder rooms.
- Chrome finish single lever taps for sinks, tubs and showers, excluding oval tubs.
- Water resistant board on tub and shower enclosures.
- 8" x 10" Ceramic wall tiles installed in tub and shower enclosures.
- Exhaust fan in all washrooms.

Electrical & Plumbing Features

- 100 AMP service and copper wiring throughout.
- Heavy duty wiring to stove and dryer locations.
- One exterior electrical outlet on porch and one exterior waterproof electrical outlet at rear of home.
- Front door chimes.
- Electronic smoke detector & Carbon monoxide detector as per Ontario Building Code.
- Vendor's standard light fixtures installed in all rooms except Great Room.
- PEX water pipes and ABS drains.
- Taps and drain hook-up for automatic washer connection.

Rough-ins

- One Rough-in Cat6 wiring on main floor.
- Rough-in security alarm system.
- Rough-in for dishwasher, connection includes provisions for electrical and plumbing, as per plan.