



TOWNHOMES

STANDARD APPOINTMENTS

EXQUISITE FEATURES

PHASE TWO

- 9ft ceiling height for main and upper floors (excluding areas due to mechanical systems and/or structural requirements)
- 8ft ceiling height for ground and basement (excluding areas due to mechanical systems and/or structural requirements)
- Cold cellar as per plan
- Coffered and waffle ceilings as per plan
- Engineered floors
- 8ft high (approx. height) insulated fiberglass wood grain look front entry door(s) (as per plan)
- Casement windows included (Low E Argon)
- Garage man door where grade permits
- French/garden doors (exterior) as per plan
- Stone/stucco/brick as per plan
- Direct vent natural gas fireplace with precast look mantle for all standard fireplace locations (as per plan)
- Self-sealing laminate shingles with limited lifetime manufacturer's warranty
- Rough-in gas for future bbq
- Heat Recovery Ventilation unit
- Upgraded high efficiency furnace
- Upgraded tankless hot water heater (rental)
- Taped ducts in basement
- Duct cleaning
- 200 amp service
- Decora plugs and switches
- Valance and valance lights, tall uppers, upper crown on kitchen cupboards
- Laundry uppers, base as per plan
- Rough in: cable, telephone, security, central vacuum to garage
- Smooth ceilings, painted (finished areas)
- 7 ¼" base/ 3 ½" case with backband (finished areas)
- Levers instead of knobs for interior doors
- Steeple hinges for interior doors
- Closet shelving to be wire (white)
- Glass shower enclosures with frameless door (As per plan,

- standard height, where applicable)
- White trim/doors
- Granite kitchen countertop with undermount sink
- Marble bathroom countertop
- Upgraded 3 ¼" x ¾" stained oak hardwood main floor (non tiled areas) and upper hall, bedrooms to be berber carpet
- Stained oak stairs
- 1 ¾" oak or 1/2" iron pickets with collar or birds nest
- Programmable thermostat
- Garages insulated, drywalled and primed

EXTERIOR

- Genuine clay brick and coordinating colour mortar (as per elevation) with stucco, moulding, stone, precast, stone sills and wood accents as per elevation
- Entry resistant framing on all exterior doors
- Porches with reinforced poured concrete as per plans
- Professionally graded and sodded area in front, side yard and rear
- Paved Driveway
- Prefinished aluminum soffits, fascia, eaves troughs, down spouts, shutters as per elevation
- Decorative columns and trim as per elevation
- Self sealing laminate shingles with limited lifetime manufacturer's warranty
- Vinyl casement windows (with Low E Argon) fixed and operating
- Maintenance free vinyl sliders (with Low E Argon) basement windows as per plans
- Fibreglass clad insulated front entry door(s) with sidelite(s), transom, finished door hardware and deadbolt lock, as per elevation.
- Steel insulated sectional roll up garage doors with heavy duty springs, rust resistant door hardware and window sections as per elevation
- Precast concrete slab walkways to front door entry
- Poured concrete basement floor and reinforced garage floor with grade beams

FRAMING

- 2 x 6 exterior wall construction with R22 insulation with R60 in attic space, R20 on basement walls, as per Ontario Building Code requirements
- Cathedral ceiling(s) as per plans
- Pre-primed steel beams and posts
- Poured concrete basement walls with heavy damp-proofing and weeping tile. Pre-formed drainage membrane to all exterior walls excluding garage
- Screw down and joints sanded on 5/8" tongue and groove plywood subflooring
- Engineered floor systems

INTERIOR

- Plastic coated white wire shelving in closets
- Interior door levers with privacy lock sets on bathrooms
- Stained finish oak railing and pickets with oak stairs on main staircase as per plan
- Casing on windows, doors and main floor archways in all finished areas

- Baseboard throughout finished areas
- Decorative wood columns as per plans
- Decorative niche as per plans
- Door from garage to house where grade permits
- Gas fireplace as per plan
- Cold cellar, as per plan

KITCHEN

- Purchaser's choice of deluxe cabinetry with lower valance, crown, granite countertops from vendor's standard samples
- Extended height upper cabinetry
- Rough-in plumbing and electrical with cabinet space for future dishwasher
- Quality double stainless steel sink with single lever faucet and pull out vegetable spray
- Kitchen range hood fan vented (6") to exterior
- Heavy duty stove receptacle
- Dedicated electrical outlet for future refrigerator
- Split electrical outlet at counter level for small appliances

PAINTING

- Doors and trim painted white semi-gloss
- Interior walls to be painted with high quality latex paint. Kitchen, Laundry and Bathroom walls and trim to be semi-gloss
- Purchaser choice of wall colours from vendor's samples (one)
- Smooth drywall ceilings finished areas (white)

BATHROOMS

- Ceramic wall tile (two tiles high for drop-in tub) as per vendor's samples
- Ceramic shower stall with light and glass door as per plan
- White bathroom plumbing fixtures as per vendor's standard
- Pressure balance, temperature control water saving valves to all showers
- Purchaser's choice of cabinets and marble countertops from Vendor's standard sample
- Energy efficient toilet tanks
- Strip lighting in all bathrooms
- Mirrors with decorative beveled edge in bathrooms.
- Powder rooms to have decorative oval mirror
- Elegant bath and separate showers as indicated on plans in master ensuite
- G.F.I. electrical outlets for small appliances beside all bathroom vanities

- Privacy locks on all bathroom doors
- 3 pc washroom rough-in in basement

FLOORING

- Imported quality ceramic or porcelain tile flooring (standard 12" x 12" or 13" x 13") in foyer, kitchen, breakfast, powder room, laundry room and all bathrooms as per plan
- Shower stalls include 8" x 10" wall tiles, marble sills and 2" x 2" mosaic floor tile
- Quality Berber broadloom with under pad throughout bedrooms
- 3 ¼ " x ¾ " Oak hardwood (non tiled areas) main floor and upper hall
- Floor and wall finishings from vendor's samples

HEATING

- Forced air high efficiency gas furnace with electronic ignition, power vented to exterior
- High efficiency gas hot water rental unit
- Ducting sized for future air conditioning
- Centrally located thermostat

ELECTRICAL

- Combination CO2 and smoke detector on each floor (as per Ontario Building Code)
- One electrical weatherproof exterior outlet at rear and two electrical outlets in garage
- Rough-in cable TV (family room and all bedrooms)
- Rough-in telephone (master bedroom and kitchen)
- 200 amp electrical service with circuit breakers
- Decora white plugs and switches throughout
- Electrical outlet for future garage door opener
- Heavy duty cable for dryer and stove
- Rough-in for central vacuum systems to garage
- Ground fault interrupter outlets in all bathrooms and powder room
- All wiring in accordance with Ontario Hydro Standard
- Electrical door chime
- Seasonal duplex receptacle included
- Rough-in security