



# TOWNHOMES

## EXTERIOR

- **Superior architecturally designed elevations with brick, stone, stone accents, stucco and other accent details** in other materials as per model type (actual detailing may vary from Artists' concept and subject to grade conditions). Lintels have prime coat only.
- Exterior colour package is pre-determined and cannot be altered.
- Self sealing quality 25-year roof shingles from Vendor's pre-determined colour scheme.
- Maintenance-free aluminum soffit, fascia, eavestrough and downspouts.
- Aluminum exterior railing as per model type and if required due to grade condition.
- **Sliding patio door(s) with screen or French door(s)**, as per model type.
- Metal insulated exterior entry door(s) with weatherstripping as per model type.
- Maintenance free vinyl casement or thermo-fixed glass windows throughout with exterior transom, elliptical and half round windows and grilles on elevations, as per model type.
- Sectional roll-up garage door(s) with decorative windows (glazing), as per model type.
- Professionally graded and sodded lot.
- Precast slab walkway to front entry.
- *For traditional towns:* Precast slabs at rear patio with steps as required, as per model type.
- Asphalt paved driveway (as per municipal requirements) Vendor not responsible for future settlement.
- *For traditional towns:* Two (2) exterior hose bibs - one in garage and one at rear.
- *For rear lane towns:* Two (2) exterior hose bibs - one in garage and one at front.
- Black exterior coach lamps, as per model type.
- **Door from garage to house** subject to grade (2 risers maximum).
- *For traditional towns:* Gas line at rear of home for barbeque connection.
- *For rear-lane towns:* Gas line on deck for barbeque connection.

## INTERIOR TRIM AND FEATURES

- **9' ceilings on main floor**, 8' ceilings on second floor, as per model type.
- Most main floor archways to be trimmed and raised to compliment ceiling height, as per model type.
- *For traditional towns:* Natural stairs with oak treads and oak veneer risers and stringers from basement to second floor, with natural oak pickets and handrail, as per model type.
- *For rear lane towns:* Natural stairs with oak treads and oak veneer risers and stringers from ground to second floor, with natural oak pickets and handrail, as per model type.
- *For traditional towns:* Natural gas fireplace with white lacquer cabinet or standard marble insert with white lacquer mantle, as per model type.
- Aristocrat paint grade trim +/- 2 3/4" casing in +/- 4 1/8" baseboards with colonial doors.
- All interior doors to have satin-nickel levers.

## PAINTING

- All interior walls to be finished with one choice paint from Vendor's standard samples.
- Wood trim and interior doors painted white.
- Ceilings in hallways, living, dining, family, great room, den, computer nook, recreation rooms, sitting rooms and bedrooms to be stippled with smooth borders.
- Smooth ceilings in powder room, kitchen, bathrooms and laundry, as per model type.

## FLOORING

- Choice of 12" x 12" or 13" x 13" ceramic flooring in foyer, main floor hallways, kitchen and breakfast areas, all bathrooms, powder room, laundry room (as per model type), garage door landing, from Vendor's standard samples, as per model type.
- **Natural pre-finished 2 1/2" by 3/4" oak strip hardwood on main floor** save and except tiled areas, as per model type.
- **40 oz. broadloom on second floor** save and except tiled areas, as per model type.
- *For traditional towns:* 40oz broadloom in basement hallways and opt. recreation room (where selected by purchaser)
- *For rear lane towns:* 40 oz. broadloom in ground floor family room as per model type.
- Quality foam underpad for all carpeted areas.

## KITCHEN

- Quality custom crafted cabinetry selected from Vendor's samples with provision for dishwasher.
- **Extra height kitchen cabinets with decorative crown moulding to compliment ceiling height**, no bulkheads where possible.
- Double stainless steel kitchen ledgeback sink with washerless single lever faucet with pull out spray.
- Rough-in dishwasher includes plumbing and electrical only, with space for dishwasher, cabinet not included.
- Decorative door panels on island return as per model type.
- **Choice of granite countertop** from Vendor's standard samples.
- Stainless steel exhaust hood fan over stove with six (6) inch duct to exterior.

In an effort to continuously improve its product, the Building reserves the right to alter floorplans, Exteriors, specifications and prices without notice. All renderings, floorplans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Builder.

## WARRANTY

All homes covered by TARION WARRANTY CORPORATION for 7-year major structural and 2 year limited warranties and one (1) year Builder's comprehensive warranty. For full coverage and warranty details refer to Schedule A.

## BATHROOMS

- All bathroom fixtures to be white.
- Framed shower stall with elegant ceramic tiles on walls and ceiling with surface mounted shower light and framed shower door with clear glass and chrome trim in master ensuite.
- Custom quality vanities selected from Vendor's standard samples, except where pedestal sinks are indicated.
- **Choice of quartz countertop with undermount oval sink(s) in master ensuite**, from Vendor's standard samples.
- Choice of quartz countertop in all remaining bathrooms, except where pedestals are indicated, from Vendor's standard samples.
- Wall mirrors in all bathrooms.
- White ceramic accessories (toilet paper holder and towel bar) in all bathrooms.
- Decorator ceramic wall tiles in tub and shower enclosure, including ceiling.
- Where tub and shower stalls are separate, tub enclosure is tiled to approximately 16" above tub.
- Acrylic tub(s) as per model type.
- Recessed medicine cabinet in main bathroom.
- Single lever faucet in tubs and showers, as per model type, excluding acrylic tub(s).
- Single lever faucet on all bathroom and powder room sinks with pop up mechanical drain.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Decorative strip lighting above vanities and pedestal.
- Pressure balancing fixtures in all showers.

## LAUNDRY

- Laundry area with tub and connections for water and drain for washing machine, as per model type.

## ENERGY SAVING FEATURES

- *For traditional towns:* Forced air heating and air-conditioning system with electronic ignition.
- *For rear lane towns:* High velocity forced air heating and air-conditioning system.
- *For traditional towns:* The purchaser acknowledges that the condensing hot water system is on a rental program.
- *For rear lane towns:* The purchaser acknowledges that the tankless water heater and storage tank are on a rental program.
- Spray foam insulation in garage ceiling where home design accommodates a room over garage, as per model type.
- Energy saving light fixtures throughout.
- Water saving toilets and fixtures.
- All homes are **Energy Star Qualified** and performance tested by a third party to meet superior standards in energy efficiency.

## QUALITY CONSTRUCTION

- **Concrete block party wall above grade separating living units.**
- Engineered Floor System – sub-floor is glued, screwed and sanded prior to finishing.
- Windows and exterior doors sealed with high quality caulking.
- Quality 2" x 6" exterior wall wood frame construction, as per model type.

## ELECTRICAL

- 200 AMP electrical service.
- Weatherproof GFI exterior electrical outlet located at the rear balconies and front porch as per model type.
- White Decora switches and receptacles throughout.
- Quality ceiling light fixtures provided in foyer, kitchen, breakfast, dining, family, great room, computer nook, opt. finished basement, den, upper hall and all bedrooms, as per model type.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Rough-in electrical outlet for future installation of garage door opener.
- Door chimes provided.
- Rough-in for Central Vacuum.
- Rough-in for Electric Vehicle Charging Station, as per model type.
- Rough-in Security System. Full security system provided if monitored by Vendor's supplier.
- **Complete central air-conditioning.**

## SMART HOME WIRING

- Our **Smart Home Wiring Package** provides an infrastructure network for Video/Cable TV Distribution, Computer networking, High Speed phone lines and Home Automation provided by Wide Band Width Video Cable and High Speed Data Cabling in two (2) locations in your home.
- In addition to **Smart Home Wiring Package**, we include: pre-wiring for telephone lines in family room, great room and/or living/dining room, kitchen, and all bedrooms and rough-in cable T.V. in living or family room, great room and/or living/dining room and master bedroom, as per model type.