

southbarrie

A CELEBRATION OF COMMUNITY

Features & Finishes

32', 38', 45' & 50' Detached Homes

Purchase price includes the following from the Vendor's samples.

Exterior

- Superior architecturally designed elevations with stucco, stone, clay brick, stone accents and other accent details in other materials, as per model type (actual detailing may vary from Artists' concept and subject to grade conditions). Lintels to receive lintel wrap.
- Exterior colour packages are predetermined and preselected by Lot and cannot be altered.
- Corner lots and other designated lots require rear and/or side exterior upgrades due to architectural control provisions, as per model type. Premiums apply.
- Maintenance-free vinyl casement or thermo-fixed glass windows throughout with exterior transom, elliptical and half round windows and grilles, as per model type.
- High quality vinyl basement windows.
- Insulated front entry door(s) with weather stripping, as per model type.
- Laminated architectural limited lifetime shingles from Vendor's predetermined colour packages.
- 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.
- Sectional roll-up garage door(s) with decorative windows, as per model type.
- Two (2) exterior hose bibs (one in garage and one at rear).
- Professionally graded and sodded lot.
- Precast slab walkway from driveway to front porch.
- Precast slabs at rear patio with steps as required.
- Asphalt paved driveway (as per municipal requirements). Vendor not responsible for future settlement.
- Black exterior lamps on front and rear elevations, including light at side and rear door(s), as per model type.
- Where grading requires a deck, the Vendor will provide a wood deck with stairs, as per model type. Premiums apply.
- For walkout basement condition the Vendor will provide:
 - Basement sliding patio door or French door(s), as per model type.
 - Upgraded rear basement vinyl casement windows, as per model type.
 - A wood balcony off the ground floor rear door and an additional exterior light and electrical outlet, as per model type.
 - Premiums apply.
- Door from garage to house subject to grade (2 risers maximum).
- Optional side entry door(s) to house if grade and setbacks permits (2 risers maximum), as per model type.
- Gas line off ground floor at rear of home for barbeque connection.

Interior

Purchaser's choice of interior colour and materials are from the Vendor's samples. Purchaser agrees to select the colour and materials in seven (7) days after notification by Vendor; otherwise, the Vendor reserves the right to choose the interior colour and materials. Purchaser may be required to reselect colour and/or materials from Vendor's samples as a result of unavailability or discontinuance. Variations from Vendor's samples may occur in finishing materials, kitchen countertops and vanity cabinets, floor and wall finishes due to normal production process.

Interior Trim and Features

- Homes have 9' ceilings on ground floor with 9' ceilings on second floor, as per model type.
- Most ground floor archways to be trimmed and raised to complement 9' ceilings, as per plan and model type.
- Trimmed half walls and ledges, as per model type.
- Aristocrat paint grade trim +/- 2 ¾" casing and +/- 5 ¼" baseboards with colonial doors and/or sliders, as per model type.
- Natural stairs with oak treads and oak veneer risers and stringers from ground to second floor and loft, as per model type, with natural +/- 1 ¾" oak pickets and +/- 2 ¼" handrail, as per model type.
- Stairs for optional finished basement plans will be standard carpet grade treads and risers with white painted stringers, as per model type.
- Railings for optional finished basement plans will be white painted pickets and handrail, as per model type.
- All interior doors to have brushed nickel lever hardware.
- Natural gas fireplace white lacquer cabinet or standard marble insert white lacquer mantel, as per model type. Note: optional two-sided fireplaces will have white lacquer mantels.
- Wire shelving in all closets including linen, as per model type.
- All ducts to be cleaned prior to closing.

Painting

- All interior walls to be finished with one (1) choice of paint from Vendor's samples.
- Wood trim and interior doors painted white from Vendor's standard samples.
- Smooth ceilings on ground floor.
- Stippled ceilings with smooth borders on second floor and loft area and in optional finished basements, as per model type. (Laundry room, and second floor and loft bathrooms to have smooth ceiling, as per model type).

Flooring

- Choice of 12" x 12" or 13" x 13" ceramic flooring in front foyer/shared entry, main hall, kitchen(s)/serveries, and breakfast/dinette areas, all bathrooms, including optional finished basement bathroom, powder room, ground or second floor laundry room/mudroom, garage door landing and basement stair mid-landing from Vendor's standard samples, as per model type.
- Natural prefinished +/- 3 ¼" x ¾" oak engineered hardwood on ground floor, and second floor hall, save and except tiled areas, from Vendor's standard samples, as per model type. Includes games room and home studio.
- 40 oz. broadloom in one (1) colour on second floor and loft save and except hardwood and tiled areas, from Vendor's standard samples, as per model type.
- 40 oz. broadloom in one (1) colour in optional finished basement plans, in hallways and recreation rooms, as per model type.
- Quality foam underpad for all carpeted areas.

Kitchen

- Quality custom crafted cabinetry selected from Vendor's standard samples with provision for dishwasher, as per model type.
- Breakfast bar and island, as per model type.
- Extra height kitchen cabinets with decorative crown molding to complement 9' ceilings as per model type (no bulkheads where possible).
- Double stainless-steel undermount kitchen sink with pull-down faucet. 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 stone countertop from Vendor's standard samples.
- Stainless steel exhaust hood fan over stove with six (6) inch duct to exterior.

Bathrooms

- Rough-in 3-piece bathroom in basement. Bathroom to be finished if selecting the optional finished basement.
- All bathroom fixtures to be white.
- Primary ensuite to feature a frameless glass shower with shower door in clear glass and chrome trim. Shower to include ceramic tiles on walls and ceiling with recessed shower light, as per model type.
- Frameless glass shower door in clear glass and chrome trim on freestanding showers depicting a shower door, as per model type.
- Custom quality vanities selected from Vendor's standard samples, except where pedestal sinks are indicated.
- Choice of stone countertop from Vendor's standard samples in all bathrooms, including optional finished basement (except where pedestal sinks are indicated).
- 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.
- Freestanding acrylic tub(s), as per model type.
- Single lever faucet in tubs and showers, as per model type, excluding acrylic tub.
- Single lever faucet on all bathroom and powder room sinks with mechanical pop-up drain.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- 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. Ground floor laundry rooms do not have floor drains.

Energy Saving Features

- Forced air High-Efficiency gas furnace with electronic ignition and heat recovery ventilation unit.
- The Purchaser acknowledges that the water heating equipment is 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.

Quality Construction

- Concrete basement walls with foundation wrap to enhance overall water resistance.
- 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.
- Garage to be completely drywalled and prime painted.
- Dropped ceilings and bulkheads as required.

Electrical

- 200 AMP electrical service.
- Weatherproof GFI exterior electrical outlet located at the rear and front porch.
- White Decora switches and receptacles throughout.
- Quality ceiling light fixtures with LED light bulbs, provided in foyer, main hall, loft, kitchen, family, study, den, games room, and all bedrooms and in optional finished basements, as per model type.
- Dining room to receive capped ceiling outlet on separate switch.
- 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(s) for future installation of garage door opener(s).
- Door chimes provided.
- Rough-in for Central Vacuum.
- Rough-in Security System. Full security system provided if monitored by Vendor's supplier.
- Provision for central air-conditioning where central air-conditioning is not included as per municipal requirements.

Smart Future Ready Home

- Our Smart Future Ready Home wiring package includes one (1) fully integrated, state of the art, home wiring system which provides the hi-tech infrastructure for today's technological features and expands to give you the ones you may want in the future.
- In addition to the Smart Future Ready Home wiring, we include:**
 - Smart home lock for your door from the garage into the home.*
 - Smart thermostat control.
 - Three (3) smart lighting control switches. One (1) each for the front elevation exterior porch light, rear elevation porch light and family room.
 - Two (2) water leak sensors.
 - Two (2) cable television rough ins.
 - Two (2) telephone rough ins.
 - Smart Home App with one (1) year of Smart Home access.

A Grand Alarms Representative will contact you for your personal pre-wire consultation.

*If grade does not permit the door from the garage to the home, the Smart Home Lock will be installed on the front door.

Warranty

- All homes covered by 7-year major structural and 2-year warranty as per TARION WARRANTY CORPORATION.
- One (1) year Builder's comprehensive Warranty. Vendor's warranties the roof and basement against leakage under normal weather conditions for a period of two (2) years, from the date of closing, provided that the purchaser has not constructed any patio or similar structure or installed any foundation planting within six (6) feet of external walls. Said warranty is not transferable.
- Vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closing date, without Vendor's consent.
- Due to Ministry of Labour policies, insurance and liability issues, unauthorized entry onto the construction site and/or home prior to closing IS NOT PERMITTED and shall be deemed to be a trespass and the Vendor will charge the Purchaser the sum of \$1,000.00 per occurrence.
- The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the property forms a part whether with or without the authorization, express or implied, of the Vendor.
- The Vendor shall be entitled to reverse the floorplan of the house being constructed.
- The Purchaser acknowledges that no request for architectural changes will be accepted unless otherwise specified within this offer.
- The Purchaser acknowledges that this house may require a deck(s) and if required, the deck(s) will be the approximate width of the patio door(s), if applicable.
- Any corrosion on exterior hardware is not covered by Builder's Warranty.
- The purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the builder, at its discretion, may install thresholds as a method of finishing the transition between the two rooms.
- Location and size of windows and doors may vary with walkout deck conditions. All dimensions are approximate.
- All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or vary within generally accepted industry standards and tolerances without notice. Product measurement/sizes may vary slightly due to site/grade conditions.

In an effort to continuously improve its product, Remington Homes reserves the right to alter floor plans, exteriors, specifications, elevations, furnace locations and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by Remington Homes.

