

Oak Ridge Meadows

TOWNS QUALITY FEATURES

1. Lot graded and fully sodded to the requirements of the City, Town or Municipality.
2. Paved driveway. Vendor provides base coat, top coat will be done by Vendor at purchaser's expense.
3. Concrete porch steps. Pre-cast concrete slab walkway to front entry.
4. Poured concrete with damp proofing and weeping tiles.
5. Quality brick to exterior and/or stone/stucco with **stucco architectural board**. Sides, rear and other section where required by design, will be constructed of brick, vinyl siding, aluminum siding, wood or other approved materials due to architectural specifications or treatments.
6. Vinyl or aluminum soffit. Aluminum eavestrough, fascia and shutters.
7. **Architectural self sealing shingles.**
8. **8' high front entry door(s) with glass insert.**
9. Vinyl casement & fixed windows on fronts, sides and rear elevations. Vinyl sliders in basement.
10. All windows and doors are fully sealed or caulked.
11. Sliding patio door at rear, exterior french doors on upper floor balconies, as per plan.
12. **8' high garage doors** with window inserts.
13. Exterior railing on front porch.
14. **Engineered floor system on main & upper level floors.**
15. **Plywood subfloors on main & upper level floors.**
16. R60 insulation in attic, R31 exposed floor, R22 + 1.5 Excel on above grade walls and R20 on below grade walls.
17. High efficiency gas forced air furnace. HRV system (simple method).
18. 94% thermal efficient hot water tank on rental basis.
19. Copper wiring throughout house from Hydro panel (per E.S.A. specifications).
20. Exterior waterproof electrical outlet receptacles. Electrical outlet in garage. Garage ceiling outlet for future garage door opener.
21. 100 AMP electrical service with circuit breaker panel.
22. 220V cable and outlet for stove and dryer.
23. Door chimes and electrical light fixtures.
24. Decora plugs and switches in finished areas.
25. Stainless steel finish kitchen hood fan (vented to exterior).
26. Pex water piping.
27. White plumbing fixtures. **Elongated toilets.** Water line for fridge.
28. Double stainless steel kitchen sink with single lever faucet with pull-out spray.
29. **Laundry base cabinet** with tub and laminate countertop & **laundry upper cabinets** in Robin model. Laundry tub on legs in Kinsley model.
30. Single lever faucets throughout, except laundry tub.
31. Posi-temp pressure balancing valve in shower stall. Light in shower stall with chrome framed glass shower door.
32. Posi-temp pressure balancing valve in tub/shower.
33. 3 piece rough-in in basement.
34. One exterior hose faucet and one hose faucet in garage.
35. Smoke detectors on all floors & all bedrooms (smoke detectors in bdrms include strobe light). Carbon monoxide detector in uppermost hall.
36. All interior walls painted Birchwhite throughout.
37. **Smooth ceilings throughout main floor and upper floor*.**
38. 13"x13" ceramic tile flooring in kitchen, breakfast area, foyer, powder room, all bathrooms, laundry room & mud room, as per plan.
39. 8"x10" ceramic wall tile to bathtub enclosure and shower stalls, excluding bathtub ceilings.
40. **3 1/4" x 3/4" prefinished engineered oak strip hardwood flooring in stained finish on main floor, upper hall, stair landings and all bedrooms*,** excluding tiled areas.
41. **Kitchen backsplash tile*,** including servery as per plan.
42. Custom designed quality **kitchen cabinets with extended kitchen uppers.** Bathroom vanities with top drawers, where applicable.
43. **Granite or quartz countertop in kitchen and all bathrooms with undermount sinks*.**
44. Space provided for dishwasher, including plumbing rough-in at kitchen sink and electrical rough-in under subfloor at dishwasher space for future hook-ups (does not include installation).
45. 1 3/4" oak pickets with oak railing or **level 1 black metal pickets.**
46. Nine (9) foot high ceilings on main floor, eight (8) foot ceilings on upper floor.
47. **Stained oak stairs from main floor to upper floor.**
48. **5 1/4" (+/-) colonial baseboard and 3" (+/-) colonial casing/backband combo.**
49. Trimmed archways, where applicable.
50. **7' interior doors on main floor only** and 6'8" on main floor.
51. Brushed nickel finish levers. Exterior hardware to be brushed nickel.
52. Beveled mirrors in all washrooms.
53. Ducts sized for future air conditioning.
54. Rough-in alarm to 1st floor only.
55. Rough in for central vacuum. Rough-in phone prewiring to master bdrm and great room. Cable rough-in RG-6 to great room and master bedroom. Network rough-in CAT-5E in great room and all bedrooms.
56. One, two and seven year warranty under TARION administered and supported by the Vendor's "Excellent Service" rating for after sales service.

***Items 37, 40, 41, 43 & 47 offered in conjunction with Décor Credit issued at time of sale.
See Sales Representatives for further details.**

THE ITEMS LISTED ABOVE WILL BE INCLUDED ONLY IF PROVIDED FOR IN THE APPLICABLE PLANS.

Oak Ridge Meadows

DETACHED QUALITY FEATURES

1. Lot graded and fully sodded to the requirements of the City, Town or Municipality.
2. Paved driveway. Vendor provides base coat, top coat will be done by Vendor at purchaser's expense.
3. Concrete porch steps. Pre-cast concrete slab walkway to front entry.
4. Poured concrete **9' (+/-) basement walls** with damp proofing and weeping tiles.
5. Quality brick to exterior and/or stone/stucco with **stucco architectural board**. Sides, rear and other section where required by design, will be constructed of brick, vinyl siding, aluminum siding, wood or other approved materials due to architectural specifications or treatments.
6. Vinyl or aluminum soffit. Aluminum eavestrough, fascia and shutters.
7. **Architectural self sealing shingles.**
8. **8' high front entry door(s) with glass insert.**
9. Vinyl casement & fixed windows on fronts, sides and rear elevations. Vinyl sliders in basement.
10. All windows and doors are fully sealed or caulked.
11. Exterior french door(s) at rear, upper floor balconies and loft, as per plan.
12. **8' high garage doors** with window inserts.
13. Exterior railing on front porch.
14. **Engineered floor system on main & upper level floors.**
15. **Plywood subfloors on main & upper level floors.**
16. R60 insulation in attic, R31 exposed floor, R22 + 1.5 Excel on above grade walls and R20 on below grade walls.
17. Coffered ceiling in dining room, living room & master bedroom, as per plan.
18. High efficiency gas forced air furnace. HRV system (simple method).
19. 94% thermal efficient hot water tank on rental basis.
20. Copper wiring throughout house from Hydro panel (per E.S.A. specifications).
21. Exterior waterproof electrical outlet receptacles. Electrical outlet in garage. Garage ceiling outlet for future garage door opener.
22. 100 AMP electrical service with circuit breaker panel.
23. 220V cable and outlet for stove and dryer.
24. Door chimes and electrical light fixtures.
25. Decora plugs and switches in finished areas.
26. Stainless steel finish kitchen hood fan (vented to exterior).
27. Pex water piping.
28. White plumbing fixtures. **Elongated toilets.** Water line for fridge.
29. Double stainless steel kitchen sink with single lever faucet with pull-out spray.
30. **Laundry base cabinet** with tub and laminate countertop. **Laundry upper cabinets.**
31. Single lever faucets throughout, except laundry tub.
32. Posi-temp pressure balancing valve in shower stall. Light in shower stall with chrome framed glass shower door.
33. Posi-temp pressure balancing valve in tub/shower.
34. 3 piece rough-in in basement.
35. One exterior hose faucet and one hose faucet in garage.
36. Smoke detectors on all floors & all bedrooms (smoke detectors in bdrms include strobe light). Carbon monoxide detector in uppermost hall.
37. All interior walls painted Birchwhite throughout.
38. **Smooth ceilings throughout main floor, upper floor & loft***, as per plan.
39. 13"x13" ceramic tile flooring in kitchen, breakfast area, foyer, powder room, all bathrooms, laundry room, mud room, finished basement landing, as per plan.
40. 8"x10" ceramic wall tile to bathtub enclosure and shower stalls, excluding bathtub ceilings.
41. **3 1/4" x 3/4" prefinished engineered oak strip hardwood flooring in stained finish on main floor, upper hall, loft, stair landings and all bedrooms***, excluding tiled areas.
42. **Kitchen backsplash tile***, including servery as per plan.
43. Custom designed quality **kitchen cabinets with extended kitchen uppers.** Bathroom vanities with top drawers, where applicable.
44. **Granite or quartz countertop in kitchen and all bathrooms with undermount sinks*.**
45. Space provided for dishwasher, including plumbing rough-in at kitchen sink and electrical rough-in under subfloor at dishwasher space for future hook-ups (does not include installation).
46. 1 3/4" oak pickets with oak railing or level 1 black metal pickets.
47. **Ten (10) foot high ceilings on main floor, nine (9) foot ceilings on upper floor.**
48. **Stained oak stairs from basement to main floor, main floor to upper floor and upper floor to loft, as per plan.**
49. **5 1/4" (+/-) colonial baseboard and 3" (+/-) colonial casing/backband combo.**
50. Trimmed archways, where applicable.
51. **8' interior doors on main floor only and 7' interior doors on upper floor.**
52. Brushed nickel finish levers. Exterior hardware to be brushed nickel.
53. Beveled mirrors in all washrooms.
54. **Gas linear fireplace** in family room with surround.
55. Ducts sized for future air conditioning.
56. Rough-in alarm to main floor only.
57. Rough in for central vacuum. Rough-in phone prewiring to master bdrm, family room, home office, den and loft. Cable rough-in RG-6 to family room, master bedroom, home office, den and loft. Network rough-in CAT-5E in family room, all bedrooms, home office, den and loft.
58. One, two and seven year warranty under TARION administered and supported by the Vendor's "Excellent Service" rating for after sales service.

***Items 38, 41, 42, 44 & 48 offered in conjunction with Décor Credit issued at time of sale.**
See Sales Representatives for further details.

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