



# Observatory Hill

## Quality Features - Townhomes



- Lot graded and fully sodded.
- Paved driveway. Vendor provides base coat. Finish coat will be done by Vendor at Purchaser's expense as set out in APS.
- Pre-cast concrete slab walkway to front entry.
- Concrete porch steps.
- Poured concrete 9' (+/-) **basement walls** with damp proofing, membrane wrap and weeping tiles.
- Storage room in basement.
- Brick to exterior and/or stone/stucco. 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.
- Colour co-ordinated vinyl or aluminum soffit. Aluminum eavestrough, fascia and downspouts.
- **8' fiberglass front entry door(s)** to house with glass insert.
- **Coloured vinyl casement & fixed windows on fronts, sides and rear elevations.**
- All windows and doors are fully sealed or caulked.
- **Exterior french door(s) at breakfast area or mud room**, as per plan and balcony on coach house.
- Wood composite sectional garage doors with window inserts.
- TJI floor system or equivalent on main & upper level floors.
- Insulated per Ontario Building Code.
- **Plywood subfloors on 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floors.**
- **Raised coffered ceiling in master bedroom**, as per plan. **Coffered ceiling in master bedroom, great room, media room** as per plan.
- **Garage walls drywalled and primed.**
- High efficiency gas fired furnace with HRV system and humidifier. Coach house with its own furnace & HRV.
- **Central air conditioning, including coach house.**
- **BBQ gas line.**
- Hot water system on rental basis.
- **3 piece rough-in** in basement.
- **200 AMP electrical service** with circuit breaker panel.
- Front door chime and **Rhythm Collection electrical light fixtures throughout**, excluding unfinished areas.
- **Rhythm Collection wall mounted lights over vanities in bathrooms.**
- **Decora plugs and switches** in finished areas.
- Flexible PEX water piping.
- One exterior hose faucet and one hose faucet in garage.
- **Kohler Comfort Height one piece elongated white toilets.**
- **Mirolin Freestanding tub in master ensuite with Kohler deck mounted faucet with handshower.**
- **Master ensuite to have frameless 10mm glass shower enclosure or front with recessed shower light with Kohler 10" rainhead with separate handheld shower on a slidebar. Frameless 10mm glass shower door & recessed shower light in all other shower stalls.**
- Kohler Posi-temp pressure balancing valve in shower & tub/shower.
- **Custom designed quality kitchen cabinets, Group IVA with extended kitchen uppers, including coach house.**
- **Granite or quartz countertop\* (Group B) in kitchen with Blanco undermount sink\* and Blanco faucet with pull-out spray, including coach house.**
- **Kitchen cabinetry provisions to accommodate 36" Sub-Zero Built-In Fridge, Wolf 30" Four Burner Gas Range, 24" Asko Dishwasher, 30" Sirius Stainless Steel Chimney Hood (appliances supplied & installed by Builder), excluding coach house.**
- **Bathroom vanities to include top drawer**, where possible. **Master ensuite vanity with bank of drawers**, where possible.
- **Granite or quartz countertop\* (Group B) in bathrooms with Kohler rectangular undermount sink\* and Kohler single hole faucet, including coach house. Master ensuite with Kohler widespread faucets.**
- **Laundry base with laminate countertop. Blanco stainless steel topmount sink and single hole faucet.**
- **Upgrade 3 Kitchen backsplash tile\***, including coach house.
- **Ceramic floor tile 12x24 or 18x18 Upgrade 4\*** in kitchen, breakfast area, foyer, powder room, all bathrooms, laundry room and main hall, as per plan, including coach house.
- **Ceramic wall tile up to 10x20 Upgrade 3\*** in tubs and shower enclosure, including coach house.
- **Vintage or Preverco 3 1/4" x 3/4" prefinished oak stained hardwood floor\* throughout 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floors**, as per plan, including coach house, except tiled areas.
- **Stained\* oak staircase, including coach house** (risers and stringers are oak veneered).
- Oak 1 3/4" pickets with oak railing or level 1 black metal pickets.
- **Nine (9) and ten (10) foot combination high ceilings on 1st & 2nd floors**, except where areas dropped due to mechanical runs. **Nine (9) foot ceilings on 3rd floor and coach house.**
- **Smooth ceilings throughout 1<sup>st</sup>, 2<sup>nd</sup> & 3rd floors, including coach house.**
- **7 1/4" (+/-) colonial baseboard and 3" (+/-) colonial casing/backband combo throughout, including coach house.**
- **7' interior doors throughout 1<sup>st</sup>, 2<sup>nd</sup> & 3rd floors**, excluding garage to house door and/or any side/rear door(s). Doors to be 2 panel square top smooth finish.
- Brushed nickel finish interior levers and hinges. Exterior hardware to be brushed nickel finish.
- **Closet organizer in master bedroom only.** All other closets with grey wire shelving.
- All interior walls painted Birchwhite throughout.
- Beveled mirrors in all washrooms.
- **Linear gas fireplace, on end units only, with bronze glass interior and picture frame front. Linear electric fireplace, on interior units with surround.**
- Smoke detectors on all floors & all bedrooms (smoke detectors in bdrms include strobe light). Carbon monoxide detector in uppermost hall.
- **Home automation package: 3 Lutron lighting zones and Aprilaire thermostat control**, excluding coach house.
- Rough-in alarm to 1st floor only.
- Rough in for central vacuum. Rough-in phone prewiring to master bdrm, family room, den and loft. Cable rough-in RG-6 to family room, all bedrooms, den, loft, rec-room & media room. Network rough-in CAT-5E in family room, all bedrooms, den, loft, rec-room & media room.
- One, two and seven year warranty under TARION administered and supported by the Vendor's "Excellent Service" rating for after sales service.

\*Items offered in conjunction with Décor Credit issued at time of sale. See Sales Representatives for further details.



# Observatory Hill

## Quality Features - Detached & Semi-Detached



- Lot graded and fully sodded.
- Paved driveway. Vendor provides base coat. Finish coat will be done by Vendor at Purchaser's expense as set out in APS.
- Pre-cast concrete slab walkway to front entry.
- Concrete porch steps.
- Poured concrete 9' (+/-) **basement walls** with damp proofing, membrane wrap and weeping tiles.
- Storage room in basement.
- Brick to exterior and/or stone/stucco. 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.
- Colour co-ordinated vinyl or aluminum soffit. Aluminum eavestrough, fascia and downspouts.
- **Landmark Series architectural self sealing shingles.**
- **8' fiberglass front entry door(s)** to house with glass insert.
- **Coloured vinyl casement & fixed windows on fronts, sides and rear elevations.** White vinyl sliding windows in basement.
- All windows and doors are fully sealed or caulked.
- **Exterior french door(s) at breakfast area, 2nd floor balcony,** as per plan and balcony on loft elevation.
- Wood composite sectional garage doors with window inserts. Elevation C with glass sectional garage doors.
- **Black exterior aluminum railing with pickets on front porch of elevations A & B. Black aluminum railing with glass on elevation C.**
- TJI floor system or equivalent on main & upper level floors.
- Insulated per Ontario Building Code.
- **Plywood subfloors on 1st & 2nd floors.**
- **Garage walls drywalled and primed.**
- **Coffered ceiling in dining room and living room,** as per plan. **Coffered ceiling in master bedroom** (raised coffer in non-loft plans).
- **Cornice moulding\*** in coffer of dining room, living room & master bedroom, as per plan and applicable only to detached.
- High efficiency gas fired furnace with HRV system and humidifier.
- **BBQ gas line.**
- Hot water system on rental basis.
- **3 piece rough-in** in basement.
- **200 AMP electrical service** with circuit breaker panel.
- Transitional style exterior coach lights for elevations A & B, contemporary style sconces for elevation C.
- Front door chime and **Rhythm Collection electrical light fixtures throughout,** excluding unfinished areas.
- **Rhythm Collection wall mounted lights over vanities in bathrooms.**
- **Decora plugs and switches** in finished areas.
- Flexible PEX water piping.
- One exterior hose faucet and one hose faucet in garage.
- **Kohler Comfort Height one piece elongated white toilets.**
- **Mirolin Freestanding tub in master ensuite with Kohler deck mounted faucet with handshower.**
- **Master ensuite to have frameless 10mm glass shower enclosure or front with recessed shower light with Kohler 10" rainhead with separate handheld shower on a slidebar. Frameless 10mm glass shower door & recessed shower light in all other shower stalls.** Kohler Posi-temp pressure balancing valve in shower & tub/shower.
- **Custom designed quality kitchen cabinets, Group IVA with extended kitchen uppers.**
- **Granite or quartz countertop\* (Group B) in kitchen with Blanco undermount sink\* and Blanco faucet with pull-out spray.**
- **Kitchen cabinetry provisions to accommodate 36" Sub-Zero Built-In Fridge, Wolf 36" Six Burner Gas Range, 24" Asko Dishwasher, 36" Sirius Stainless Steel Chimney Hood (appliances supplied & installed by Builder).**
- **Bathroom vanities to include top drawer,** where possible. **Master ensuite vanity with bank of drawers,** where possible.
- **Granite or quartz countertop\* (Group B) in bathrooms with Kohler rectangular undermount sink\* and Kohler single hole faucet.** Master ensuite with Kohler widespread faucets.
- **Laundry base & upper cabinets** with laminate countertop. **Blanco stainless steel topmount sink** and single hole faucet.
- **Upgrade 3 Kitchen backsplash tile\*.**
- **Ceramic floor tile 12x24 or 18x18 Upgrade 4\* in kitchen, breakfast area, foyer, powder room, all bathrooms, laundry room and finished basement landing and main hall,** as per plan.
- **Ceramic wall tile up to 10x20 Upgrade 3\* in tubs and shower enclosure.**
- **Vintage or Preverco 3 1/4" x 3/4" prefinished oak stained hardwood floor\* throughout 1st & 2nd floors and loft,** as per plan, except tiled areas.
- **Stained\* oak staircase open to basement with finished basement landing,** excluding semis (risers and stringers are oak veneered).
- Oak 1 3/4" pickets with oak railing or level 1 black metal pickets.
- **Ten (10) foot high ceilings on 1st floor,** except where areas dropped due to mechanical runs. **Nine (9) foot ceilings on 2nd floor.**
- Smooth ceilings throughout 1st & 2nd floors, finished area at basement landing and loft, as per plan.
- **7 1/4" (+/-) colonial baseboard and 3" (+/-) colonial casing/backband combo** throughout.
- **8' interior doors on 1st floor,** excluding garage to house door and/or any side/rear door(s). **7' interior doors on 2nd floor.** Doors to be 2 panel square top smooth finish. **Single lite French door(s) to den.**
- Brushed nickel finish interior levers and hinges. Exterior hardware to be brushed nickel finish.
- **Closet organizer in master bedroom walk-in closet.** All other closets with grey wire shelving.
- All interior walls painted Birchwhite throughout.
- Beveled mirrors in all washrooms.
- **Linear gas fireplace with bronze glass interior and picture frame front.**
- Ducts sized for future air conditioning. Smoke detectors on all floors & all bedrooms (smoke detectors in bdrms include strobe light). Carbon monoxide detector in uppermost hall.
- **Home automation package: 3 Lutron lighting zones and Aprilaire thermostat control.**
- Rough-in alarm to 1st floor only.
- Rough in for central vacuum, drops to basement only. Rough-in phone prewiring to master bdrm, family room, den and loft. Cable rough-in RG-6 to family room, all bedrooms, den and loft. Network rough-in CAT-5E in family room, all bedrooms, den and loft.
- One, two and seven year warranty under TARION administered and supported by the Vendor's "Excellent Service" rating for after sales service.

\*Items offered in conjunction with Décor Credit issued at time of sale.

See Sales Representatives for further details.