

Features & Finishings

Townhomes



Shining Hill

LIVE BRIGHTER

Exterior Features & Construction

- 1) Contemporary designs featuring brick, stone & stucco combinations on front, side and rear elevations.
- 2) Low maintenance aluminum soffits, fascia, downspouts and eavestroughs.
- 3) Poured concrete basement walls with damp proofing, drainage board and weeping tiles.
- 4) Storage room in basement with solid core wood door with weatherstripping on Traditional Towns only.
- 5) Lot graded and fully sodded.
- 6) Pre-cast concrete slab walkway to front entry.
- 7) Limited lifetime warranty architectural self-sealing roof shingles.
- 8) Paved driveway. Vendor provides base coat and finish coat.
- 9) Energy Star® qualified low maintenance Low-E, vinyl casement & fixed windows on fronts, sides and rear elevations. Vinyl sliding windows in basement on Traditional Towns only.
- 10) Foam air sealing around all windows and doors.
- 11) Insulated metal clad 8' high front entry door(s) to house with glass insert, as per plan, with brushed nickel gripset and deadbolt lock.
- 12) Insulated metal clad entry access door from the garage to house, as per plan and grade permitting
- 13) Sliding patio door with screen or exterior french door(s) at rear and/or balconies, as per plan
- 14) Roll-up garage doors with window inserts.
- 15) Black exterior aluminum railings with glass panels on balconies of Traditional Towns only, as per plan. Wood deck with wood railing at rear on main level of Traditional Towns only, as per plan. Rear terraces and balconies with black exterior aluminum railing with pickets on Rear Lane Towns.
- 16) Engineered floor joist system with tongue and groove plywood subfloors glued and screwed.
- 17) Spray foam insulation in garage ceiling below liveable areas and cantilevered areas.
- 18) Garage walls to be drywalled, taped and primed.

Interior Features

- 19) Nine (9) foot high ceilings with 7' interior doors on ground and main levels. Eight (8) foot high ceilings with 6' 8" interior doors on upper level. Eight (8) foot high ceilings with 6' 8" interior doors on lower level finished areas of Rear Lane Towns only.
- 20) Interior doors to be 2 panel square top, smooth finish with brushed nickel finish interior levers.
- 21) Privacy lock on all bathroom and powder room doors.
- 22) Oak stairs from ground level to upper level floor. Rear Lane Towns include oak stairs from lower level to ground level. Paint grade stairs on lower level for Traditional Towns only.
- 23) Stained finish on oak stairs.*
- 24) Choice of 1 3/4" oak pickets or level 1 black metal pickets with oak railing and oak nosing, including lower level on Rear Lane Towns only.
- 25) 5 1/4"(+/-) baseboard trim with 3" (+/-) casing/backband combo.
- 26) Smooth ceilings throughout ground, main & upper levels and finished lower level of Rear Lane Towns.*
- 27) Electric fireplace with contemporary wall-mounted surround in family/great room or living/dining room as per plan.
- 28) All interior walls painted Birchwhite throughout. Interior doors and trim painted white.

Floor Finish Features

- 29) 13" x 13"(modular size) ceramic tile flooring in kitchen, foyer, powder room, main and ensuite bathrooms, laundry room, as per plan.
- 30) 3 1/4" prefinished engineered stained oak strip flooring on ground level, main level, upper level & stair landings (where applicable per plan) in lieu of carpet.*
- 31) Laminate flooring for finished floor areas in lower level in Rear Lane Towns only.

Kitchen Features

- 32) Custom designed kitchen cabinets with extended kitchen uppers, choice of maple, oak, melamine or thermofoil from Vendor's standard samples.
- 33) Quartz countertop in kitchen with double bowl stainless steel undermount sink.*
- 34) Single lever kitchen faucet with pull-out spray.
- 35) Extended deep fridge upper cabinet with gable(s) where applicable.
- 36) Island with flush breakfast bar as per plan.
- 37) Pantry as per plan.
- 38) Stainless finish kitchen hood fan (vented to exterior).
- 39) Water line for fridge.
- 40) 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).

Bathrooms & Laundry Features

- 41) Frameless glass shower front with 10mm glass panel(s) and frameless glass shower door with chrome D-handle in master ensuite as per plan.
- 42) Recessed potlight in shower stall.
- 43) Posi-temp pressure balancing valve in shower stall and tub/shower.
- 44) Freestanding tub in master ensuite with deck mounted faucet and pull-out handheld shower as per plan.
- 45) Single lever lav faucets in all bathrooms and powder room.
- 46) Elongated 2 piece toilet with slow close seat in all bathrooms and powder room.
- 47) Vanities in all bathrooms and powder room, choice of maple, oak, melamine or thermofoil from Vendor's standard samples.
- 48) Quartz countertop in all bathrooms and powder room with undermount sink.*
- 49) Bank of drawers in master vanity, where available.
- 50) Top drawers in all other bathrooms, where available.
- 51) Laundry base cabinet with single laundry tub with taps.
- 52) Ceramic 8" x 10" (modular size) to shower walls & ceiling with 2x2 mosaic ceramic on floor. Ceramic 8" x 10" (modular size) to bathtub enclosure full height, excluding ceiling.
- 53) Beveled mirrors in all bathrooms and powder room.

Electrical & Mechanical Features

- 54) 100 AMP electrical service with circuit breaker panel and copper wiring
- 55) Two (2) exterior waterproof electrical outlet receptacles.
- 56) Electrical wall outlet in garage and an electrical outlet per garage door on ceiling for future garage door opener.
- 57) 240V cable and outlet for stove and dryer
- 58) Interior light fixtures in all rooms except living room and family/great room which will have a switch controlled receptacle.
- 59) Ten (10) slim line flat panel LED interior potlights on main level.
- 60) Electrical outlet near vanity in all bathrooms and powder room protected by GFI.
- 61) Door chime at front entry.
- 62) Ceiling fixture in bathrooms & powder room.
- 63) Decora plugs and switches in finished areas.
- 64) Smoke detectors on all floors & all bedrooms (smoke detectors in bdrms include strobe light). Carbon monoxide detector in uppermost hall.
- 65) Split electrical outlets at counter level in kitchen
- 66) High efficiency gas forced air furnace. HRV system (simple method).
- 67) Hot water tank on rental basis.
- 68) Pex water piping.
- 69) Water shut-off valves at all sinks and toilets.
- 70) One exterior hose faucet and one hose faucet in garage.

Rough-In Features

- 71) Rough-in phone prewiring to master bedroom and family/great room. Cable rough-in RG-6 to master bedroom and family/great room. Network rough-in CAT-5E in family/great room, all bedrooms, den and loft. Exact location of rough-ins at Vendor's discretion.
- 72) Three (3) piece rough-in (drain pipes only) for future basement bathroom on Traditional Towns only.
- 73) Ducts sized for future air conditioning.
- 74) Rough-in for wireless alarm.
- 75) Rough in for central vacuum dropped to garage.

Warranty

- Home to be left in broom swept condition.
- One, two and seven year warranty under TARIION administered and supported by the Vendor's "Excellent Service" rating for after sales service.
- Vendor will not be responsible for damage and/or scuff marks to all finished flooring materials, counter and vanity tops and plumbing fixtures not recorded at time on TARIION Certificate of Completion and Possession.

***Items 23, 26, 30, 33 & 48 offered in conjunction with Décor Credit issued at time of sale. See Sales Representatives for further details**

SPECIFICATIONS AND TERMS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
ALL DIMENSIONS REFERENCED HEREIN ARE ALL APPROXIMATE AND AT VENDOR'S DISCRETION.
E. & E.O. Oct/19

