GATES OF ST. ANNE'S

DETACHED QUALITY FEATURES

SINCE 1965
REGAL CREST
HOMES

SHINING HILL
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 and top coat.
3. Pre-cast concrete slab walkway to front entry.
4. Concrete porch steps.
5. Poured concrete 9' (+/-) basement walls with damp proofing and weeping tiles.
6. Storage room in basement, as per plan.
7. Quality 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.
8. Vinyl or aluminum soffit. Aluminum eavestrough & fascia.
9. Self sealing asphalt shingles.
10. 8' (+/-) front entry door with glass insert.
11. Vinyl casement & fixed windows on fronts, sides and rear elevations. Vinyl sliding windows in basement.
12. All windows and doors are fully sealed or caulked.
13. Exterior french door(s) at breakfast area.
14. 8' (+/-) high garage doors with window inserts.
15. Engineered floor system with 3/4" T&G StableEdge floor sheathing on main & upper level floors.
16. R60 insulation in attic, R31 exposed floor, R22 on above grade walls & R20 on below grade walls.
17. High efficiency gas fired furnace with HRV system.
18. Tankless hot water system on rental basis.
19. Copper wiring throughout house from Hydro panel (per E.S.A. specifications).
20. Exterior waterproof electrical outlet receptacles, one at front and one at rear.
21. Electrical wall outlet in garage, one per garage door.
22. Garage ceiling outlet for future garage door opener, one per garage door.
23. 200 AMP electrical service with circuit breaker panel.
24. Gas line for stove on main floor. 240V cable for stove in secondary suite, where applicable.
25. Gas line for BBQ.
26. 240V cable and outlet for dryer, including secondary suite, where applicable.
27. Door chimes and electrical light fixtures.
28. 12 potlights on main floor.
29. Ceiling light fixture in all rooms. Vanity strip lights in bathrooms & powder room.
30. Under cabinet lighting in kitchen.
31. Decora plugs and switches in finished areas.
32. Pex water piping.
33. White plumbing fixtures. Elongated toilets. Water line for fridge.
34. Laundry base cabinet with laminate countertop with topmount tub.
35. Single lever faucets throughout, except laundry tub.
36. Posi-temp pressure balancing valve in primary ensuite shower stall with separate handheld fixture in addition to shower head. 10mm frameless clear glass shower enclosure with door and shower light.
37. Posi-temp pressure balancing valve in tub/shower.
38. Freestanding tub in primary ensuite.



39. 3 piece rough-in in basement.
40. One exterior hose faucet at rear and one hose faucet in garage.
41. Smoke detectors on all floors & all bedrooms (smoke detectors in bdrms include strobe light). Carbon monoxide detector in uppermost hall.
42. All interiors painted Silver Birch throughout.
43. Smooth ceilings throughout main and upper floors, including secondary suite, where applicable.
44. 12" x 24" ceramic tile flooring in kitchen, breakfast area, foyer, powder room, all bathrooms, laundry room and mud room as per plan.
45. 12" x 24" ceramic tile on walls in shower, bathtub enclosure full height, excluding tub ceiling. 2x2 ceramic mosaic tile on shower floor.
46. 5" x 3/4" prefinished engineered oak strip hardwood flooring in stained finish on main and upper floors, excluding tiled areas. Laminate flooring in secondary suite, where applicable.
47. Kitchen backsplash tile, level 1, excluding secondary suite, where applicable.
48. Custom designed quality kitchen cabinets with extended



kitchen uppers with crown moulding and light valance.

49. Bathroom vanities with top drawers, where applicable. Vanity bank of drawers in primary ensuite.
50. Granite or quartz countertop in kitchen with double stainless steel undermount kitchen sink with single lever faucet with pull-out. Secondary suite with laminate countertop in kitchen with topmount sink, where applicable.
51. Granite or quartz countertops in all bathrooms with undermount sinks and single lever faucets. Secondary suite with laminate countertop in bathroom with topmount sink, where applicable.
52. 3" (+/-) oak handrail with level 1 black metal pickets.
53. 10' (+/-) high ceilings on main level, 9' (+/-) ceilings on upper level.
54. Stained oak stairs from main floor to upper floor.
55. 7 1/4"(+/-) colonial baseboard trim and 3"(+/-) colonial series casing/backband combo throughout main and upper floors. 4 1/8"(+/-) colonial baseboard trim and 2 3/4" (+/-) casing in secondary suite, where applicable.
56. 8' (+/-) interior doors on main floor, excludes garage to house door and/or any side/rear door(s). 7' (+/-) doors on upper floor. Doors to be 2 panel square top smooth finish. 6'8" (+/-) doors in secondary suite, where applicable.
57. Brushed nickel finish interior levers. Exterior hardware to be brushed nickel.
58. Single mirror over each sink in all bathrooms.
59. Linear gas fireplace in family room with surround.
60. Ducts sized for future air conditioning.
61. Duct cleaning provided prior to closing.
62. Rough-in alarm to 1st floor only.
63. Rough in for central vacuum, drops to garage. Network Cat5e pre-wiring rough-in in all bedrooms, family room and den. Cable T.V. RG6 rough-in in family room. Exact location of rough-ins at Vendor's discretion. Secondary suite, where applicable, with Cat5e in bedroom and RG6 in great room.
64. Home to be left in broom swept condition.
65. One, two and seven year warranty under TARION administered and supported by the Vendor's "Excellent Service" rating for after sales service.

THE ITEMS LISTED ABOVE WILL BE INCLUDED ONLY IF PROVIDED FOR IN THE APPLICABLE PLANS. E.&.O.E. SEPT. 2026

APPLIANCES PROVIDED BY

Thermador