

Upper West Side in Thornhill – Townhomes

FEATURES & FINISHINGS

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

1. Lot graded and fully sodded to the requirements of the City, Town or Municipality.
2. Paved driveway. Vendor provides base coat. Finish coat per Schedule B.
3. Pre-cast concrete slab walkway to front entry.
4. Concrete porch steps, where applicable.
5. Brick to exterior and/or stone/stucco. Sides, rear and other section where required by design, will be constructed of 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. Landmark architectural self sealing asphalt shingles.
8. 8' high front entry door with glass insert.
9. Vinyl casement & fixed windows on fronts, sides and rear elevations.
10. All windows and doors are fully sealed or caulked.
11. Garage doors with window inserts.
12. Nordic floor joist system on main & second floors.
13. Plywood subfloors on main & second floors.
14. Waffle ceiling in great room.
15. Insulated as per Ontario Building Code.
16. High efficiency gas forced air furnace. HRV system (simple method). Air conditioning.
17. Hot water system on rental basis.
18. Copper wiring throughout house from Hydro panel (per E.S.A. specifications).
19. Exterior waterproof electrical outlet receptacles. Electrical outlet in garage. Garage ceiling outlet for future garage door opener.
20. 200 AMP electrical service with circuit breaker panel.
21. 220V cable and outlet for stove and dryer.
22. Door chimes and electrical light fixtures (light fixture not included in living room and great room). Dining room capped only.
23. Ceiling fixture in bathrooms & powder room.
24. Decora plugs and switches in finished areas.
25. Kitchen hood fan in stainless steel finish (vented to exterior).
26. Pex water piping.
27. White plumbing fixtures. Elongated toilets. Pedestal sink in powder room.
28. Water line for fridge.
29. Double stainless steel sink in kitchen with single lever faucet with pull-out spray.
30. Laundry base cabinet with single laundry tub with taps.
31. Single lever faucets throughout, except deck tub and laundry tub.
32. Posi-temp pressure balancing valve in shower stall. Light in shower stall. Frameless glass shower enclosure with frameless glass shower door in master ensuite only. Frameless glass shower door only in all other shower stalls, where applicable.
33. Posi-temp pressure balancing valve in tub/shower.
34. Freestanding tub in master ensuite.
35. One exterior hose faucet and one hose faucet in garage.
36. Smoke detectors on all floors & all bedrooms (smoke detectors in bedrooms include strobe light). Carbon monoxide detector in uppermost hall.
37. All interior walls painted Birchwhite throughout.
38. **Smooth Ceilings Throughout***.
39. 13"x13" (modular size) ceramic tile flooring in kitchen, foyer, powder room, main hall (as per plan), laundry, den, main and ensuite bathrooms.
40. Ceramic wall tile 8"x10" (modular size) to shower walls, bathtub enclosure full height, excluding tub ceiling.
41. **3 1/4" x 3/4" Prefinished Engineered Oak Strip Hardwood in Stained Finish on main and second Floors***.
42. 40 oz. broadloom with 11mm under-pad in recreation room and bedroom 5/study on ground floor.
43. Custom designed kitchen cabinets with extended kitchen uppers (group IVA or equivalent). Bathroom vanities with top drawers, where applicable (group IVA or equivalent).
44. **Granite or Quartz Countertop in kitchen and all bathrooms*** (excluding powder room) with undermount sinks.
45. Space provided for dishwasher, including plumbing rough-in at kitchen sink and electrical rough-in at dishwasher space for future hook-ups (does not include installation).
46. Quality 1 3/4" oak or level 1 black metal pickets with oak railing.
47. Ten (10) foot high ceilings on main floor, nine (9) foot ceilings on ground & second floors.
48. **Stained Oak Stairs from ground floor to main floor and from main floor to second floor*. Stained Oak Stairs at laundry room and master bedroom***.
49. 7 1/4" (+/-) colonial baseboard and 3" (+/-) colonial casing/backband combo.
50. 8' interior doors on main floor only and 7' interior doors on second and ground floors, excluding garage to house door and/or any side/rear door. Doors to be 2 panel, square top, smooth finish.
51. Brushed nickel finish levers and hinges. Exterior hardware to be brushed nickel.
52. Beveled mirrors in all washrooms.
53. Rough-in for central vacuum. Rough-in phone prewiring to great room, recreation room and master bedroom. Cable rough-in RG-6 to great room, recreation room, den, media room and all bedrooms. Network rough-in CAT-5E to great room, recreation room, den, media room and all bedrooms. Exact location of rough-ins at Vendor's discretion.
54. Home to be left in broom swept condition.
55. 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, 44 & 48 work in conjunction with Décor Credit issued at time of sale.**

See Sales Representatives for further details.