

Quality Features - Townhomes

- Lot graded and fully sodded to the requirements of the City, Town or Municipality.
- 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 8' (+/-) basement walls with damp proofing and weeping tiles.
- Storage room in basement, as per plan.
- Quality 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.
- Vinyl or aluminum soffit. Aluminum eavestrough, fascia and shutters.
- Self sealing asphalt shingles.
- Insulated metal clad front entry door(s) to house with glass insert.
- Vinyl casement & fixed windows on fronts, sides and rear elevations. Vinyl sliding windows in basement.
- All windows and doors are fully sealed or caulked.
- Sliding patio door at balcony/terrace, as per plan.
- Garage doors with window inserts.
- Engineered floor system on ground, main & upper level.
- Wood stud partywalls.
- OSB DryGuard subfloors on ground, main & upper level.
- Insulation R60 in attic, R31 exposed floor, R24 above grade walls, R20 below grade walls, R10 below grade slab.
- High efficiency gas forced air furnace. HRV system. Includes duct cleaning.
- **Web based programmable thermostat.**
- Hot water tank on rental basis.
- Copper wiring throughout house from Hydro panel (per E.S.A. specifications).
- Exterior waterproof electrical outlet receptacles. Electrical outlet in garage. Garage ceiling outlet for future garage door opener.
- **200 AMP electrical service** with circuit breaker panel.
- **EV level 2 charging.**
- **Home energy monitoring system.**
- 240V cable and outlet for stove and dryer.
- Electrical light fixtures in all rooms.
- Ceiling fixture in bathrooms & powder room.
- Decora plugs and switches in finished areas.
- Kitchen hood fan (vented to exterior).
- Pex water piping.
- White plumbing fixtures. Water line for fridge.
- Laundry base cabinet with laminate countertop and tub, as per plan.
- Shower stall with posi-temp pressure balancing valve, shower light and clear glass shower door for Trillium model & 20' Rear Lane Towns only.
- Posi-temp pressure balancing valve in tub/shower.
- **3 piece rough-in in basement on 15' Rear Lane Towns Only.**
- One exterior hose faucet and one hose faucet in garage. Back-to-back Townhomes one hose faucet only.
- Smoke detectors on all floors & all bedrooms (smoke detectors in bdrms include strobe light). Carbon monoxide detector in uppermost hall.
- All interior walls painted Birchwhite throughout.
- **Smooth ceilings on ground, main and upper levels.**
- 13" x 13" (modular size) ceramic tile flooring in kitchen, foyer, powder room, main and ensuite bathrooms, mud room and laundry room as per plan.
- 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.
- **3 1/4" (+/-) prefinished engineered hardwood in stained finish on ground, main and upper levels**, excluding tiled areas.
- Custom designed quality kitchen cabinets with extended kitchen uppers.
- **Quartz countertop in kitchen with undermount double stainless steel sink with single lever faucet with pull-out spray.**
- **Master ensuite vanity with quartz countertop, undermount sink with single lever faucet.** All other bathrooms & powder room vanities with laminate countertops, topmount sinks with single lever faucets.
- 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).
- Quality 1 3/4" pickets with oak railing or level 1 black metal pickets, excluding basement.
- **9' high ceilings on ground level, 9' high ceilings on main level, 9' ceilings on upper level.**
- **Oak stairs from ground level to main level and main level to upper level, stained**, if applicable.
- 4 1/8" (+/-) colonial baseboard trim and 2 3/4" (+/-) colonial series casing.
- **7' interior doors on ground, main and upper level 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. Exterior hardware to be brushed nickel.
- Mirrors in all washrooms.
- Rough-in alarm to 1st floor only.
- **Conduit to enable retrofit to solar energy.**
- Rough in for central vacuum, drops to garage. Network Cat5e pre-wiring rough-in in all bedrooms, family room and home office. Cable T.V. rough-in in family room. Exact location of rough-ins at Vendor's discretion.
- Home to be left in broom swept condition.
- One, two and seven year warranty under TARION administered and supported by the Vendor's "Excellent Service" rating for after sales service.

All dimensions referenced to above items are all approximate and are at Vendor's discretion. All of the items listed shall be from Vendor's designated standard samples and subject to change without notice. E. & O.E. June 2023

Quality Features - Detached

- Lot graded and fully sodded to the requirements of the City, Town or Municipality.
- 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 and weeping tiles.
- Storage room in basement, as per plan.
- Quality 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.
- Vinyl or aluminum soffit. Aluminum eavestrough, fascia and shutters.
- Self sealing asphalt shingles.
- Insulated metal clad front entry door(s) to house with glass insert.
- Vinyl casement & fixed windows on fronts, sides and rear elevations. Vinyl sliding windows in basement.
- All windows and doors are fully sealed or caulked.
- Sliding patio door at rear, as per plan.
- Garage doors with window inserts.
- Engineered floor system on main & upper level floors.
- OSB DryGuard subfloors on main & upper level floors.
- Insulation R60 in attic, R31 exposed floor, R24 above grade walls, R20 below grade walls, R10 below grade slab.
- High efficiency gas forced air furnace. HRV system. Includes duct cleaning.
- **Web based programmable thermostat.**
- Hot water tank on rental basis.
- Copper wiring throughout house from Hydro panel (per E.S.A. specifications).
- Exterior waterproof electrical outlet receptacles. Electrical outlet in garage. Garage ceiling outlet for future garage door opener.
- **200 AMP electrical service** with circuit breaker panel.
- **EV level 2 charging.**
- **Home energy monitoring system.**
- 240V cable and outlet for stove and dryer.
- Electrical light fixtures in all rooms.
- Ceiling fixture in bathrooms & powder room.
- Decora plugs and switches in finished areas.
- Kitchen hood fan (vented to exterior).
- Pex water piping.
- White plumbing fixtures. Water line for fridge.
- Laundry base cabinet with laminate countertop and tub.
- Shower stall with posi-temp pressure balancing valve, shower light and clear glass shower door.
- Posi-temp pressure balancing valve in tub/shower.
- **3 piece rough-in in basement.**
- One exterior hose faucet and one hose faucet in garage.
- Smoke detectors on all floors & all bedrooms (smoke detectors in bdrms include strobe light). Carbon monoxide detector in uppermost hall.
- All interior walls painted Birchwhite throughout.
- **Smooth ceilings on main level and upper level.**
- 13" x 13" (modular size) ceramic tile flooring in kitchen, foyer, powder room, main and ensuite bathrooms, mudroom and laundry room as per plan.
- 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.
- **3 1/4" (+/-) prefinished engineered hardwood in stained finish on main level and upper level**, excluding tiled areas.
- Custom designed quality kitchen cabinets with extended kitchen uppers.
- **Quartz countertop in kitchen with undermount double stainless steel sink with single lever faucet with pull-out spray.**
- **Master ensuite vanity with quartz countertop, undermount sink with single lever faucet.** All other bathrooms & powder room vanities with laminate countertops, topmount sinks with single lever faucets.
- 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).
- Quality 1 3/4" pickets with oak railing or level 1 black metal pickets, excluding basement.
- **10' high ceilings on main level, 9' foot ceilings on upper level.**
- **Oak stairs from main level to upper level, stained**, if applicable.
- 5 1/4" (+/-) colonial baseboard trim and 3" (+/-) colonial series casing.
- **8' interior doors on main level only, excluding garage to house door and/or any side/rear door(s). 7' interior doors on upper level.** Doors to be 2 panel square top smooth finish.
- Brushed nickel finish interior levers. Exterior hardware to be brushed nickel.
- Mirrors in all washrooms.
- **Linear gas fireplace in family room.**
- Ducts sized for future air conditioning.
- Rough-in alarm to 1st floor only.
- **Conduit to enable retrofit to solar energy.**
- Rough in for central vacuum, drops to garage. Network Cat5e pre-wiring rough-in in all bedrooms, family room, den/home office and loft. Cable T.V. rough-in in family room. Exact location of rough-ins at Vendor's discretion.
- Home to be left in broom swept condition.
- One, two and seven year warranty under TARION administered and supported by the Vendor's "Excellent Service" rating for after sales service.
- Vendor will not be responsible for damages not reported on the pre-delivery inspection.

All dimensions referenced to above items are all approximate and are at Vendor's discretion. All of the items listed shall be from Vendor's designated standard samples and subject to change without notice. E. & O.E. June 2023