

unique features and finishes



HARMONIOUS EXTERIOR FEATURES

- Architecturally-designed and controlled streetscapes and elevations with complimentary exterior colour schemes, styles and materials
- Elegant front entry door system with black finish grip set and security dead bolt
- Durable, Low-E semi maintenance free vinyl casement windows to all elevations. All operable windows to have screens.
- Upgraded colored window
- All doors and windows to be caulked, exterior doors finished with weather stripping



- Energy efficient sliding vinyl patio doors with Low-E glass and screened
- Durable, maintenance free, pre-finished aluminum soffits, fascia, eavestroughs and down spouts
- Designer garage doors, as per plan
- Garage finished with drywall, where applicable
- Sod and walkways in accordance with municipal requirements, with one exterior hose bib
- Two weatherproof electrical outlets, one each at front and rear of unit
- Terrace with gas rough in for future BBQ hookup

MODERN GOURMET KITCHEN

- Chef-inspired designer kitchens
- Quality kitchen cabinetry, with a selection of door styles and finishes
- Gleaming Quartz countertops, select from Vendor's designer packages
- Stainless steel under-mount single bowl kitchen sink with chrome faucet

REJUVENATING BATHROOMS

- Quartz countertops in primary ensuite
- Exquisite separate shower in primary ensuite with frameless glass shower door and matching chrome faucets
- Arborite countertops in secondary bathrooms
- Stylish white sinks from Vendor's designer selected options
- Cabinetry with supreme storage
- Water saving toilets and low flow aerators on taps and showerheads
- Pressure-balanced valves in all showers
- Ceramic or porcelain wall tiles in tub enclosures and in separate shower stalls
- Mosaic shower floor, choose tile from Vendor's options



- Waterproof pot light on separate switch for all bathroom enclosures and tubs
- Wall mounted light fixture above mirror as per plan
- Exhaust fan on separate switch and vented to exterior in all washrooms

CONVENIENT LAUNDRY ROOM

- Single basin laundry tub located in laundry room, as per applicable models
- Ceramic or porcelain tile flooring from Vendor's designer selected options
- Hot and cold laundry taps for washer and heavy duty wiring for dryer
- Exterior exhaust for dryer

CUSTOM QUALITY CONSTRUCTION

- 2' X 6' exterior wood construction with insulation to exterior walls, in accordance with the Ontario Building Code
- 5/8" tongue and groove sub-floor with joints to be sanded and fastened with screws and nails

- Fully insulated with fibreglass or mineral wool and energy efficient spray foam insulation where required and in accordance with The Ontario Building Code Specifications.
- Spray foam insulation to seal all windows and doors to prevent air infiltration
- Poured concrete front porch

ELECTRICAL ATTRIBUTES

- 200 AMP electrical service with circuit-breaker panel in accordance with the Ontario Hydro Requirements
- Heavy-duty wiring and receptacle for stove and dryer, both with vents to be vented to exterior
- Bathrooms and powder room outlets are wired with a ground fault indicator



- Electronic smoke detector(s) installed as per the Ontario Building Code
- Electronic carbon monoxide detector(s) installed as per the Ontario Building Code
- Ceiling or wall light fixture outlets with designer selected fixtures for foyer, dining room, bedrooms, and bathrooms
- White decora plugs and switches throughout finished areas
- Bathrooms with strip lighting centered over the bathroom vanities and pedestal sink in the powder room, as per plan
- Rough-in central vacuum
- Pre-wiring for cable 2 outlets. One in Living Room and one in Principal bedroom
- Pre-wiring for telephone 1 outlet in Living Room or Kitchen
- Exhaust fans installed on separate switch to all finished bathrooms and vented to the exterior
- Terrace with one electrical plug



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