

FEATURES AND FINISHING APPOINTMENTS

Fine Exterior Detailing

Authentic clay brick and coloured mortar with architectural brick details, soldier course, arches, pre-cast keystones with distinguished front stone sills and accents as per elevation
Superior entry resistant design framing on all exterior doors
Decorative front porches and railings with reinforced poured concrete as per plans
Energy efficient vinyl thermopane windows in basement as per plan
Professionally graded and sodded area surrounding home
Quality pre-finished aluminum soffits, fascia, eaves troughs, down spouts, vinyl siding, shutters and aluminum clad freize board as per elevation
Decorative architectural columns, railings and trim as per elevation
Self-sealing asphalt shingles with limited lifetime manufacturer's warranty
Elegant white vinyl casement energy efficient thermopane windows
Metal clad insulated front entry door(s) with glass insert, side-lite(s), transom, grip-set, deadbolt lock and coach-lamp as per elevations
Energy efficient vinyl thermopane sliding patio door with screen as per plans
Professionally paved driveway
Decorative roll up garage doors with heavy duty springs, rust resistant door hardware, glass top sections and coach-lamp as per elevations
Pre-cast concrete slab walkway to front door entry. Pre-cast concrete steps where required
Poured concrete basement floor and reinforced garage floor with grade beams
Two conveniently located exterior hose bibs, one at rear yard and one for front yard
Architecturally controlled exterior colour schemes

Quality Framing

Exterior walls 2 x 6 R22, R60 in attic, R20 on Basement walls as per Ontario Building Code requirements
Grand cathedral ceiling(s) as per plans
Pre-primed steel beams and posts
All drywall installed with screws, using a minimum number of nails
Poured concrete basement walls with heavy damp-proofing and weeping tile, Pre-formed drainage membrane to all exterior walls excluding garage
Premium 5/8" tongue and groove sub-flooring screwed down and joints sanded
Soaring 9' main floor ceiling heights
Cathedral ceiling(s) as per plans
Laundry room floors may be dropped to accommodate door from garage if required

Interior

Your choice of luxury Palazzo molded panel interior passage doors throughout

Polished brass finish interior door levers with privacy lock sets on bathrooms
Mirrored sliding doors on entry closets, pre-finished sliding closet doors as per plans
Gas fireplace as per plans
Cold cellar as per plans
Door from garage to house where grade permits
Beautiful natural finish oak railing, pickets and stringers on main staircase as per plans
Colonial casing on windows, doors & main floor archways (excluding sliding closet doors) in all finished areas
Substantial colonial baseboard throughout finished areas
Decorative columns as per plans
Decorative niche as per plans
Half walls capped and trimmed as per plan

Premium Paint

Interior walls to be painted with high quality latex paint.
Kitchen, Laundry and Bathroom walls and trim to be semi-gloss
Your choice of one colour from a wide selection of vendor samples
Ceilings throughout to be smooth
All doors and trim painted white

Ultra Modern Kitchen

Your choice of Euro-style cabinets from vendor's standard samples
Rough-in plumbing and electrical with cabinet space for future dishwasher
Quality double stainless steel undermount sink with single lever faucet with pullout vegetable spray
Kitchen range hood vented to exterior
Heavy duty stove receptacle
Dedicated electrical outlet for refrigerator
Convenient split electrical outlets at counter level for small appliances
Inviting breakfast bar, chef's desk, pantry and servery, as per plans
Valance and valance lights, tall uppers, upper crown on kitchen cupboards

Elegant Bathrooms

Luxurious imported ceramic wall tile and bathtub enclosure (two tiles high for oval tub) as per vendor's samples
Shower stall finished in beautiful ceramic tile as per vendor's standard samples and plans
All showers feature efficient, pressure balanced temperature control system
White bathroom fixtures as per vendor's standard
Widespread faucets in all bathroom sinks with pop-ups
Custom fitted vanity-sized mirrors in all bathrooms
Your choice of cabinets and durable countertops from Vendor's standard sample
Energy efficient toilet tanks
Designer inspired strip lighting in all bathrooms
Elegant deck mounted raised bath and separate showers as indicated on plans in master ensuite

G.F.I. electrical outlets for small appliances beside all bathroom vanities

Privacy locks on all bathroom doors

3PC washroom rough-in in basement

Exquisite Floor Coverings

Foyer, Kitchen, breakfast, powder room, laundry room and all bathrooms finished in elegant imported 12" x 12" or 13" x 13" ceramic tile flooring as per plan and vendor's standard samples
Experience luxury underfoot with 40 ounce broadloom in bedroom areas

High-Efficiency Heating

Forced air high efficiency gas furnace with electronic ignition, power vented to exterior
High efficiency gas hot water rental unit
Ducting sized for future central air conditioning
Centrally located thermostat on main floor

Electrical Services & Fixtures

Smoke detectors on all floors, including basement
Carbon dioxide detector as per code
Weatherproofed exterior outlet at rear and two electrical outlets in garage
Rough-in cable TV outlet in family room and master bedroom
Rough-in telephone outlet in master bedroom and kitchen
Exhaust fan in all bathrooms, vented to exterior
Heavy duty 100 amp electrical service with circuit breakers
White plugs and switches throughout decora
One electrical outlet for future garage door opener
Heavy duty cable for dryer and stove
Interior overhead light fixtures except living room and family room which have switched receptacles
Rough-in for central vacuum systems
Ground fault interrupter outlets in all bathrooms and powder room

All wiring in accordance with Ontario Hydro Standard

Electrical door chime

Rough-in security system

Exclusive Fandor Décor Centre

A professional décor consultant is on hand to assist you in selecting from a wide range of colour packages and upgrades for your home

Peace of Mind Warranty

Warranty backed by TARION Warranty Corporation

One Year Warranty includes:

This home is free from defects in workmanship and materials

Two Year Warranty Includes:

This home is free from defects in workmanship and materials related to water penetration

This home is free from defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems

Violations of the Ontario Building Code's Health and Safety provisions

Seven Year Warranty:

Major structural defects, which result in the failure of a load bearing part of the homes structure

General

Purchaser's choice of interior colours and material from Vendor's samples. If not yet ordered or installed (provided that colours and materials are available from supplier) purchaser agrees to select the colour and material within the time requested by the Vendor. If no response from the purchaser, the Vendor reserves the right to choose the colour and material when necessary to avoid delaying construction of the dwelling. All plans, elevations, specifications, and dimensions are subject to modification from time to time by the Vendor according to the Ontario Building Code, Architectural Review Committee and Municipal Zoning Bylaw Requirements. The Vendor will NOT allow the purchaser to do any work and/or supply any material to finish the dwelling before the closing date.

The purchaser shall indemnify and save the Vendor, its servants and agents, harmless from all action, causes of action claims and demands for, upon reason of any damages, loss or injury to person or property of the purchaser or any of his friends, relatives, workmen, or agents, who have entered on the real property, or any part of the subdivision of which the real property forms a part where with the authorization, expressed or implied, of the Vendor property or any part of the subdivision of which the real property forms a part where with the authorization, expressed or implied, of the Vendor.

TARION Warranty Corporation program. The purchaser agrees to pay TARION enrolment fees on closing as an adjustment.

The purchaser acknowledges that the finishing and materials contained in any model homes or in sales pavilion, including all upgraded material, may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein.

House types and streetscapes are subject to final approval of the Municipal or Developer's Architectural Committee and final citing and approval of the Vendor's architect.

Variations of colour and shade from Vendor's samples may occur in exterior face brick, shingles and interior finishing materials, e.g. ceramic tiles, etc., due to all normal production process and geographic organic material.

Plans, specifications and materials are subject to availability, substitution and modification, without notice, at the discretion of the Vendor. E & O.E. 2017