

# FEATURES & FINISHES

## FREEHOLD REAR LANE TOWNS ATTACHED DOUBLE GARAGE PLANS

### EXTERIOR CONSTRUCTION DETAILS

1. Exterior walls clad in siding, brick, stone, stucco, with other accent materials, as per Vendor's predetermined architectural colour schemes and as per model type.
2. Exterior paint colour as per Vendor's predetermined architectural colour schemes.
3. Self-sealing roof shingles and/or metal roof as per Vendor's predetermined colour schemes and as per plan.
4. Maintenance-free aluminium and/or vinyl soffits, fascia, eavestroughs and downspouts as per Vendor's predetermined architectural colour schemes and as per plan.
5. Exterior light fixture(s) on front elevation and at exterior doors including attached garage door(s), as per model type.
6. Professionally graded and sodded lot.
7. Precast slab walkways and steps as required, as per model type.
8. Pressure treated wood material to main floor rear terrace area and upper floor rear balconies, as per model type.
9. Poured concrete porch, as per model type.
10. Reinforced poured concrete garage floor.
11. Approximately 8'0" high poured concrete basement walls with damp proofing and foundation collector drains. Drainage layer provided on exterior of basement walls to enhance overall water resistance.
12. One (1) cold water hose bib provided at front and one (1) cold water hose bib at rear inside back wall of attached garage.

### INTERIOR FINISHES:

1. Ceiling height approximately 9'0" on ground floor and main floor and approximately 8'0" on upper floor, as per model type.
2. Natural finish oak main staircase (veneer risers and stringers) with oak handrails and spindles. Landing(s) to be completed with natural pre-finished engineered oak flooring (approximately 3" wide), as per model type.
3. Paint grade stairs and landing(s) to unfinished basement, with painted handrail, as required as per model type.
4. Two panel style doors throughout finished areas, as per model type.
5. All interior doors on ground floor and main floor to be approximately 7'0" high and approximately 6'8" high on upper floor, as per model type.
6. "Colonial" trim on all doors, arches, casings and baseboards throughout finished areas, as per model type.
7. All interior walls to be finished with premium acrylic latex paint. Trim and doors painted white. One (1) wall colour throughout finished areas from Vendor's selected samples.
8. Smooth ceiling finish throughout main floor. Stippled ceilings with smooth borders on ground floor and upper floor, excluding laundry area and bathrooms, as per model type.
9. All interior door hardware to be lever type in satin nickel colour finish with hinges to match.
10. Finished laundry area complete with "Upgrade Level-1" cabinet and laminate countertop chosen from Vendor's selected samples, and with white PVC sink and faucet including recessed plumbing rough-ins, as per model type.

### KITCHEN SPECIFICATIONS:

1. "Upgrade Level-1" cabinetry chosen from Vendor's selected samples, with extended height upper cabinets as per model type. "Upgrade Level-1" stone countertops chosen from Vendor's selected samples complete with undermount double bowl stainless steel sink with washerless single lever faucet, as per model type.
2. Exhaust hood fan over stove with ducting to exterior.
3. Heavy duty plug receptacle provided for stove.
4. Designated dishwasher space with rough-in electrical-plumbing for future dishwasher.

### BATHROOM FINISHES:

1. "Upgrade Level-1" cabinetry with laminate countertops chosen from Vendor's selected samples in all bathrooms and powder room, as per model type.
2. Wall mirrors in all bathrooms.
3. All bathroom plumbing fixtures to be white.
4. "Upgrade Level-1" wall tiles, chosen from Vendor's selected samples, installed in all bathroom tub enclosures up to ceiling, as per model type.
5. Ensuite showers fully framed with recessed shower light and "Upgrade Level-1" wall tiles chosen from Vendor's selected samples, installed up to and including ceiling, as per model type.
6. Exhaust fan in all bathrooms.
7. Temperature and pressure control single lever faucet on all showers, as per model type.

### FLOORING FEATURES:

1. Natural prefinished engineered oak flooring (approximately 3" wide) on ground and main floor non-tiled areas, as per model type.
2. Plush broadloom with foam underpad installed wall to wall on upper floor non-tiled areas, as per model type. One (1) colour selection throughout chosen from Vendor's selected samples.
3. "Upgrade Level-1" floor tile (12" x 24") in designated areas chosen from Vendor's selected samples, as per model type.
4. Engineered floor joist system with tongue and groove sub-flooring, landing(s) and sunken area(s) excluded.
5. All sub-floors will be glued, nailed and screwed.

### DOORS AND WINDOWS:

1. Vinyl casement and/or awning, or thermo-fixed glass windows with LOW-E glass throughout ground, main and upper floors, as per Vendor's predetermined architectural colour schemes and as per model type.
2. White vinyl basement windows with LOW-E glass, as per model type. Window wells included, if required by grade.
3. Screens on all operational windows.
4. Metal insulated front entry door with grip set, deadbolt including high quality weatherstripping and prefinished vinyl door frame as per Vendor's predetermined architectural colour schemes and as per model type.
5. Metal roll-up garage door as per Vendor's predetermined architectural colour schemes.
6. Sliding door with LOW-E glass provided to rear terrace area on main floor as per Vendor's predetermined architectural colour schemes, as per model type.

### ELECTRICAL AND LIGHTING DETAILS:

1. "100 amp" electrical service with breaker panel and copper wiring throughout.
2. Quality light fixtures provided throughout finished areas, as per model type.
3. Electrical outlet(s) provided in garage. Waterproof exterior outlet near all exterior doors, garage excluded.
4. Heavy duty receptacle and wiring provided for clothes dryer.
5. Rough-in RG6, or equivalent, cable T.V. in recreation room, family room and master bedroom, as per model type.
6. Door chime provided.
7. Interconnected carbon monoxide detectors as per Ontario Building Code.
8. Electronic interconnected, visual smoke detectors installed in basement, on main and upper floors, including all bedrooms, as per Ontario Building Code.
9. Rough-in for central vacuum.
10. Rough-in for CAT 5, or equivalent, voice/data wiring in recreation room, kitchen, family room and master bedroom, as per model type.
11. "Decora" switches and plugs.
12. Rough-in electric car charger conduit in garage.

### MECHANICAL SPECIFICATIONS:

1. High efficiency forced air heating system.
2. Installed rental gas hot water heater.

### LINDVEST BESPOKE and "GREEN" CHARACTER FEATURES:

1. All paints to be low VOC.
2. All bathroom exhaust fans to be energy efficient low sone for quiet operation.
3. Shut-off valves on all sinks and toilets.
4. ERV for improved air quality.
5. Water-efficient toilets, vanity faucets and shower heads.
6. Ducts professionally cleaned prior to Closing.
7. Rough-in drains for future three-piece bathroom in basement as per model type.

Quality Features correct at time of printing. Materials may be altered or substituted at the Vendor's sole discretion without notice.  
E. & O. E. D.O.P. January, 2026

# FEATURES & FINISHES

## FREEHOLD REAR LANE TOWNS DETACHED GARAGE PLANS

### EXTERIOR CONSTRUCTION DETAILS

1. Exterior walls clad in siding, brick, stone, stucco, with other accent materials, as per Vendor's predetermined architectural colour schemes and as per model type.
2. Exterior paint colour as per Vendor's predetermined architectural colour schemes.
3. Self-sealing roof shingles and/or metal roof as per Vendor's predetermined colour schemes and as per plan.
4. Maintenance-free aluminium and/or vinyl soffits, fascia, eavestroughs and downspouts as per Vendor's predetermined architectural colour schemes and as per plan.
5. Exterior light fixture(s) on front elevation and at exterior doors including attached garage door(s), as per model type.
6. Professionally graded and sodded lot.
7. Precast slab walkways and steps as required, with precast slabs at rear garden/sliding door to detached garage, as per model type.
8. Poured concrete porch, as per model type.
9. Reinforced poured concrete garage floor.
10. Approximately 8'0" high poured concrete basement walls with damp proofing and foundation collector drains. Drainage layer provided on exterior of basement walls to enhance overall water resistance.
11. One (1) cold water hose bib provided at front and one (1) cold water hose bib at rear inside back wall of attached garage.

### INTERIOR FINISHES:

1. Ceiling height approximately 9'0" on ground floor and main floor and approximately 8'0" on upper floor, as per model type.
2. Natural finish oak main staircase (veneer risers and stringers) with oak handrails and spindles. Landing(s) to be completed with natural pre-finished engineered oak flooring (approximately 3" wide), as per model type.
3. Paint grade stairs and landing(s) to unfinished basement with painted handrail, as required as per model type.
4. Two panel style doors throughout finished areas, as per model type.
5. All interior doors on ground floor and main floor to be approximately 7'0" high and approximately 6'8" high on upper floor, as per model type.
6. "Colonial" trim on all doors, arches, casings and baseboards throughout finished areas, as per model type.
7. All interior walls to be finished with premium acrylic latex paint. Trim and doors painted white. One (1) wall colour throughout finished areas from Vendor's selected samples.
8. Smooth ceiling finish throughout main floor. Stippled ceilings with smooth borders on ground floor and upper floor, excluding laundry area and bathrooms, as per model type.
9. All interior door hardware to be lever type in satin nickel colour finish with hinges to match.
10. Finished laundry area complete with "Upgrade Level-1" cabinet and laminate countertop chosen from Vendor's selected samples, and with white PVC sink and faucet including recessed plumbing rough-ins, as per model type.

### KITCHEN SPECIFICATIONS:

1. "Upgrade Level-1" cabinetry chosen from Vendor's selected samples, with extended height upper cabinets as per model type. "Upgrade Level-1" stone countertops chosen from Vendor's selected samples complete with undermount double bowl stainless steel sink with washerless single lever faucet, as per model type.
2. Exhaust hood fan over stove with ducting to exterior.
3. Heavy duty plug receptacle provided for stove.
4. Designated dishwasher space with rough-in electrical-plumbing for future dishwasher.

### BATHROOM FINISHES:

1. "Upgrade Level-1" cabinetry with laminate countertops chosen from Vendor's selected samples in all bathrooms and powder room, as per model type.
2. Wall mirrors in all bathrooms.
3. All bathroom plumbing fixtures to be white.
4. "Upgrade Level-1" wall tiles, chosen from Vendor's selected samples, installed in all bathroom tub enclosures up to ceiling, as per model type.
5. Ensuite showers fully framed with recessed shower light and "Upgrade Level-1" wall tiles chosen from Vendor's selected samples, installed up to and including ceiling, as per model type.
6. Exhaust fan in all bathrooms.
7. Temperature and pressure control single lever faucet on all showers, as per model type.

### FLOORING FEATURES:

1. Natural prefinished engineered oak flooring (approximately 3" wide) on main floor non-tiled areas, as per model type.
2. Plush broadloom with foam underpad installed wall to wall on second floor non-tiled areas, as per model type. One (1) colour selection throughout chosen from Vendor's selected samples.
3. "Upgrade Level-1" floor tile (12" x 24") in designated areas chosen from Vendor's selected samples, as per model type.
4. Engineered floor joist system with tongue and groove sub-flooring, landing(s) and sunken area(s) excluded.
5. All sub-floors will be glued, nailed and screwed.

### DOORS AND WINDOWS:

1. Vinyl casement and/or awning, or thermo-fixed glass windows with LOW-E glass throughout ground, main and upper floors, as per Vendor's predetermined architectural colour schemes and as per model type.
2. White vinyl basement windows with LOW-E glass, as per model type. Window wells included, if required by grade.
3. Screens on all operational windows.
4. Metal insulated front entry door with grip set, deadbolt including high quality weatherstripping and prefinished vinyl door frame as per Vendor's predetermined architectural colour schemes and as per model type.
5. Metal roll-up garage door as per Vendor's predetermined architectural colour schemes.
6. Garden door/sliding door with LOW-E glass provided as per Vendor's predetermined architectural colour schemes, as per model type.

### ELECTRICAL AND LIGHTING DETAILS:

1. "100 amp" electrical service with breaker panel and copper wiring throughout.
2. Quality light fixtures provided throughout finished areas, as per model type.
3. Electrical outlet(s) provided in garage. Waterproof exterior outlet near all exterior doors, garage excluded.
4. Heavy duty receptacle and wiring provided for clothes dryer.
5. Rough-in RG6, or equivalent, cable T.V. in recreation room, family room and master bedroom, as per model type.
6. Door chime provided.
7. Interconnected carbon monoxide detectors as per Ontario Building Code.
8. Electronic interconnected, visual smoke detectors installed in basement, on main and upper floors, including all bedrooms, as per Ontario Building Code.
9. Rough-in for central vacuum.
10. Rough-in for CAT 5, or equivalent, voice/data wiring in recreation room, kitchen, family room and master bedroom, as per model type.
11. "Decora" switches and plugs.
12. Rough-in electric car charger conduit in garage.

### MECHANICAL SPECIFICATIONS:

1. High efficiency forced air heating system.
2. Installed rental gas hot water heater.

### LINVEST BESPOKE and "GREEN" CHARACTER FEATURES:

1. All paints to be low VOC.
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3. Shut-off valves on all sinks and toilets.
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6. Ducts professionally cleaned prior to Closing.
7. Rough-in drains for future three-piece bathroom in basement as per model type.

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