COUNTRYWIDE

WOODEND PLACE
WOODBRIDGE

STANDARD FINISHES
INCLUDED IN YOUR NEW HOME

VALUED AT OVER $190,000



9’ ceiling height throughout (Including basements for 2-Storey Towns).	**$25,000**
8’ high 2 panel smooth style interior doors on the main floor.	**$5,000**
5” wide, stained engineered hardwood throughout.	**$15,000**
Imported 12”x24” floor tile.	**$12,500**
Two coats of Finish Paint.	**$10,000**
Quartz countertop and backsplash in Primary Ensuite and Kitchen.	**$16,000**
Ten (10) 4” LED pot lights throughout.	**$4,000**

FISHER & PAYKEL Integrated Kitchen Appliance Package – (Dishwasher/Gas Range/Fridge) + Hood Fan, Washer/Dryer (by others).	**$48,000**
Primary Bathroom Spa Retreat Package: Shower with frameless glass enclosure, chrome hinges and doorhandle, mosaic floor tiles, two recessed waterproof pot lights, one rain shower head and one handheld shower fixture + Freestanding Soaker Tub.	**$14,000**
Upgraded profile 5¼” baseboards and 3” casings throughout all doorways, square archways.	**$3,500**
Quality Designed Kitchen Cabinetry with extended height uppers and matching crown molding on upper cabinets and valance trim and valance light.	**$9,500**
Rough-in wiring from garage to electrical panel for future Electric Vehicle (EV) charging station.	**$4,000**





SMART TECH PACKAGE TO MANAGE YOUR HOME SETTINGS REMOTELY **$25,000**

- One (1) Front Door Video Intercom
- One (1) Smart Lock for the Garage Doors
- Two (2) Smart Light Wall Switches
- Two (2) Smart Flood Sensors
- One (1) Smart thermostat
- One (1) M4 Panel
- 6 Months Free Rogers Ignite Cable/Internet/Phone
- 200 Amp Electrical Service
- 4 USB receptacle outlets

November 2026 Woodend Place. All values are approximate only and subject to change. Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor’s consultant are of at least comparable quality. Model homes, displays, marketing materials and Schedule “B”s may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Colour, texture, appearance, etc. of features and finishes installed in the house may vary from Vendor’s samples as a result of normal manufacturing and installation processes. Appliance locations shown on Schedule “B”s may vary. All dimensions stated herein are nominal and approximate only, including ceiling heights. Presentation Centre display furnishings and decorations are not included.

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LUXURY STANDARD FEATURES & FINISHES

20' 2-STOREY AND 3-STOREY FREEHOLD TOWNHOMES WOODEND PLACE BY COUNTRYWIDE HOMES



- 9' ceiling height on all floors throughout for 2-storey towns (including basement).
- 9' ceiling height on ground floor, main floor and upper floors, and standard height ceilings in basement 3-storey Townhouse models.
- 8'0" high 2 panel smooth style interior doors on the main floor.
- Smooth ceilings throughout all floors.
- Upgraded profile 5¼" baseboards and 3" casings throughout all doorways, square archways and windows.
- 5" wide, stained engineered hardwood throughout.
- Imported 12"x24" floor tile.
- All ground floor (main entrance floor) windows and exterior door glass to be laminated, as per applicable plan. All other window and exterior door glass is excluded.
- Quartz backsplash in kitchen.

- Quality designed cabinetry with extended height upper cabinets, extra deep cabinets above fridge, matching crown molding on upper cabinets and light valance trim with valance light included.
- Quartz countertops in kitchen.
- Primary Ensuite shower includes frameless glass enclosure, door with chrome hinges and handle, mosaic floor tiles, two recessed waterproof pot lights, one rain shower head and one handheld shower fixture.
- Upgraded freestanding soaker tub with deck mounted chrome tub filler in Primary Ensuite.
- Primary ensuite to receive quartz countertop, crisp white undermount vanity sink(s) with single lever chrome faucet.
- Capped gas line at rear of home for future BBQ hook up.
- Ten (10) 4" LED pot lights throughout.
- Rough-in wiring from garage to electrical panel for future Electric Vehicle (EV) charging station.





- **FISHER & PAYKEL** Integrated Kitchen Appliance Package (Dishwasher/Gas Range/Fridge) + Hood Fan, Washer/Dryer
- **Technology Package** consisting of:
  - One (1) Front Door Video Intercom
  - One (1) Smart Lock for Garage door into house
  - Two (2) Smart Light Wall Switches
  - Two (2) Smart Flood Sensors
  - One (1) Smart thermostat
  - One (1) M4 Panel
  - 6 Months free Rogers Ignite Cable/Internet/Phone
  - 4 USB electrical outlet combination receptacles

*See Sales Representative for details

COUNTRYWIDE

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20' 2-STOREY AND 3-STOREY FREEHOLD TOWNHOMES
WOODEND PLACE BY COUNTRYWIDE HOMES

STATELY EXTERIORS

1. Traditional inspired architecture utilizing brick, stone, stucco and architectural board and prefinished siding, as per applicable elevation.
2. Precast concrete window sills, headers and arches, as per applicable plan.
3. Copper accent roof(s), as per applicable elevation, other roof areas to receive limited lifetime manufacturer's warranty self-sealing asphalt shingles.
4. Decorative exterior aluminum railings, as per applicable elevation.
5. Low maintenance aluminum soffits, fascia, eavestroughs, and downspouts.
6. Elegant coach lights at all doorways and front elevation.
7. Driveway to be paved with base and finish coat asphalt.
8. Fully sodded front and rear yard and precast concrete slabs at exterior entrances.

SUPERIOR DOORS AND WINDOWS

9. Energy efficient colour coordinated Low-E Argon Gas vinyl casement windows throughout, as per applicable plan, excluding basement.
10. All ground floor on two-storey models or main floor on 3-storey models (main entrance floor) windows and exterior door glass to be laminated, as per applicable plan. All other window and exterior door glass is excluded.
11. Sliding patio door and/or garden door(s), as per applicable plan.
12. 8' insulated fiberglass wood grain look front entry door(s), as per applicable plan.
13. Satin chrome multi-point front door lock set. All other exterior entry doors to receive Weiser satin nickel passage set and deadbolt.
14. Stylish metal insulated roll-up garage door(s) with decorative glazing, as per applicable plan.
15. Insulated metal entry door from garage to house, if grade permits. Should grading not permit the garage to house door, there will be no credit or otherwise issued to the Purchaser.

LUXURIOUS INTERIORS

16. 9' ceilings throughout ground, main, second or upper floor, where applicable as per plan, excluding areas due to mechanical or structural requirements, as per applicable plan.
17. Smooth ceilings throughout, as per applicable plan.
18. 2 coats of acrylic latex paint throughout walls. Purchaser's choice of one colour throughout from Vendor's standard samples.
19. Square archways to be trimmed, where possible, as per applicable plan.
20. Upgraded Colonial 5 ¼" baseboards and 3" backband casing throughout, as per applicable plan.
21. 8' two-panel smooth style interior doors on ground floor on two-storey models and main floor on 3-storey models. Standard height throughout all other floors. Door heights are subject to change due to structural, mechanical or design elements.
22. Weiser satin nickel lever passage set and hinges to all interior doors.
23. Oak staircase ground to second or upper floor, where applicable as per plan, in stained finish with oak treads and oak veneer risers and stringers.
24. Solid oak railing in stained finish complete with square black metal pickets to oak staircase from Vendor's standard sample, where applicable, as per plan.
25. Wire shelving in all closets.

EXCEPTIONAL FLOORING

26. Choice of 12" x 24" tile flooring in foyer, powder room, finished laundry room, mud room and all bathrooms, as per applicable plan, from Vendor's standard samples.
27. 5" x ¾" engineered prefinished strip hardwood flooring in stained finish from Vendors standard samples throughout, excluding tiled areas, as per applicable plan.

GOURMET KITCHEN

28. Quality designed cabinetry with extended height upper cabinets, from Vendor's standard samples, complete with deep fridge upper cabinet, matching crown molding on upper cabinets and light valance trim and electrical. Bulkheads may be required above kitchen cabinetry due to mechanical and/or plumbing requirements.
29. Island, pantry and flush breakfast bar in kitchen, as per applicable plan.
30. Quartz countertops in kitchen, as per applicable plan, from Vendor's standard samples.
31. Quartz backsplash in kitchen, as per applicable plan, from Vendor's standard samples.
32. Stainless steel undermount kitchen sink and Moen single lever chrome faucet with integrated pull-out spray.
33. Rough-in dishwasher space with electrical and plumbing supply.

BATHROOM RETREATS

34. Quality crafted cabinetry, from Vendor's standard samples.
35. Primary Ensuite to receive quartz countertop complete with white undermount vanity sink(s) and Moen single lever chrome faucet(s), as per applicable plan.
36. Bathroom vanity countertops to be selected from Vendor's standard laminate samples.
37. 12" x 24" tiles in all bathtub enclosures up to but not including the ceiling, from Vendor's standard samples.
38. High-efficiency water conserving two-piece toilet with elongated bowl in all bathrooms.
39. Primary ensuite shower with frameless glass enclosure, 2 LED recessed pot lights, one ceiling mounted Moen rainshower head, separate handshower with slide bar and 4" x 4" slotted center drain, as per applicable plan.
40. Powder room to receive mirror and upgraded pedestal sink with Moen single lever chrome faucet.
41. Primary ensuite to include free standing tub complete with Moen deck mounted chrome faucet, as per applicable plan.
42. White porcelain sinks in all bathrooms with Moen single lever chrome faucet.
43. Deep acrylic soaker tubs throughout (except for primary ensuite) as per applicable plan.
44. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room. All fixtures selected by Vendor.
45. Upgraded Panasonic exhaust fan vented to the exterior in all bathrooms and powder room.

FUNCTIONAL LAUNDRY ROOM

46. Base cabinet with laminate countertop complete with drop-in stainless steel utility sink and Moen single lever chrome faucet with integrated pull-out spray in finished laundry room, as per applicable plan.
47. Plumbing, electrical and venting rough-ins provided for future washer and dryer installation.

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COMFORT AND PEACE OF MIND FEATURES

48. Control switch located in interior of home near garage to power off future garage door opener.

49. Capped gas line at rear of home for future BBQ hook up. Location determined by Vendor.

50. Rough-in central vacuum piping with all runs dropped to the basement.

51. Two exterior frost-free hose bibs, one at the rear and one in the garage. Location at Vendor's discretion.

52. Shut off valves for all sinks and toilets.

53. Smoke and carbon monoxide detectors installed and hard wired as per Ontario Building Code.

54. High efficiency forced air gas furnace.

55. Conventional HRV air circulating system.

56. Door chime at front entry door(s).

57. Security system available through Vendor's supplier. Must be ordered and paid for by the Purchaser and Purchaser must enter into a monitoring service agreement with Vendor's supplier.

58. Professionally cleaned air ducts.

59. Smart Home Package to include one Smart Front Door Video Intercom, one Smart Lock for entry door from garage to house (if grade permits), one Smart Thermostat (location at Vendor's discretion), two Smart Light Switches, two Smart Flood Sensors and one M4 Panel, as per Vendor's standard selections. One Year of interactive service included. (Subscription required after the first year of services). Internet and WiFi required at Purchaser's expense for video intercom remote viewing. Refer to the Smart Home Package Certificate for further details.

LIGHTING, ELECTRICAL AND TECHNOLOGY

60. 200 AMP electrical service with circuit breaker panel and copper wiring throughout, all to Ontario Hydro specifications.

61. 10 LED pot lights throughout. Locations to be determined at pre-wire consultation appointment. Excludes open to below/above ceilings.

62. Comfort height white Decora receptacles and switches throughout, as per Vendor's standard specifications.

63. One electrical outlet with integrated USB-C port in the kitchen and one in the primary bedroom. Location determined by Vendor.

64. Electrical receptacle with built-in night light on second floor or upper floor hallway, as per applicable plan. Location determined by Vendor.

65. Interior ceiling light fixtures to all rooms with these exemptions: Living room to receive a switched outlet only. Rooms with two-storey ceilings will receive a switched outlet and a capped outlet for future ceiling light fixtures, as per applicable plan. All fixtures selected by Vendor.

66. One weatherproof exterior electrical outlet at front entry, one at rear, and one on accessible exterior balcony, as per applicable plan. Location at Vendor's discretion.

67. One electrical wall outlet in garage per garage bay and one electrical ceiling outlet for future garage door opener per garage door, as per applicable plan. Location at Vendor's discretion.

68. Up to 5 TV cable (CAT6/6E) rough-ins. Locations to be determined at pre-wire consultation appointment.

69. Up to 5 TV telephone/data (CAT6/6E) rough-ins. Locations to be determined at pre-wire consultation appointment.

70. Rough-in wiring from garage to electrical panel for future Electric Vehicle (EV) charging station.

SUPERIOR CONSTRUCTION

71. Poured concrete basement walls with 9' extended height ceiling applicable on two-storey models only (excluding areas due to mechanical or structural requirements) and heavy duty damp proofing, drainage board, weeping tiles, and full height blanket insulation.

72. Oversized basement windows, as per applicable plan. Window wells may be required, as per grade.

73. 2 x 6 wood framed exterior wall construction.

74. Poured concrete porch and steps, as per plan, and approved grading.

75. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).

76. Spray foam insulation in garage ceiling below livable areas.

77. Rough-in three-piece plumbing (drainpipes only) in basement applicable on two-storey models only, for future bathroom as per Vendor's standard location.

78. Garage walls to be drywalled and taped in a rough finish and prime painted.

WARRANTY

CountryWide Homes warranty backed by Tarion Warranty Corporation and includes:

- The home is free from defects in workmanship and materials for one (1) year.

TWO YEAR WARRANTY PROTECTION

- The home is free from defects in workmanship and materials for caulking, windows and doors so that the building envelope prevents water penetration.
- Defects in workmanship and materials in electrical, plumbing, heating delivery and distribution systems.
- Defects in workmanship and materials which result in detachment, displacement or deterioration of exterior cladding, leading to detachment or serious deterioration.
- Violations of the Ontario Building Code's health and safety provisions.

SEVEN YEAR WARRANTY PROTECTION

(major structural defects):

A major structural defect is defined in Tarion's Warranty Plan Act as:

- A defect in workmanship or materials that result in the failure of a load-bearing part of the home's structure, or any defect in workmanship or materials that adversely affect your use of the building as a home. Purchaser will reimburse the Vendor for the cost of the Warranty Fee as an adjustment on closing.

All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result.

All references to features and finishes are as per applicable plan, or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendors' sole discretion.

All features and finishes where Purchaser is given the option to select the style and/or colour shall be from the Vendor's

predetermined standard selections, provided such items have not been selected or ordered. Useable square footages may vary from stated floor areas.

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