

LUXURY STANDARD FEATURES & FINISHES

SINGLE DETACHED 30'S AND 38'S

INSPIRED INTERIORS

- Appliance Package: Fridge, stove, hood fan, dishwasher and laundry washer & dryer
- 10' ceilings on main floor, 9' ceilings on 2nd floor and basement
- 4" wide plank engineered flooring throughout
- Two coats of Finish Paint
- Quartz Countertops in Kitchen and Primary Ensuite
- Free Standing Tubs in primary ensuite bathrooms
- Glass Shower enclosures; one rain shower head; one handheld shower fixture and 2 pot lights
- Stained finish oak veneer stairs (treads and risers) with black modern square metal pickets
- Smooth ceiling finish throughout
- Upgraded profiled 5-1/4" baseboards and 3" casing throughout all doorways, square archways and windows
- Interlock driveways and walkways for all detached models
- 200 Amp electrical service; EV charger rough in



SMART TECH PACKAGE TO MANAGE YOUR HOME SETTINGS REMOTELY:

- One (1) Front Door Video Intercom
- One (1) Smart Lock for Garage door into house (if grade permits)
- Two (2) Smart Light Wall Switches
- Two (2) Smart Flood Sensors
- One (1) Smart Thermostat
- One (1) Smart Home Security System with LED Display Keypad
- 1 Year Free Rogers Ignite Cable / Internet / Phone
- 200 Amp Electrical Service
- Air Conditioning in Towns
- 2 USB receptacle outlets

*See Sales Representative for details



COUNTRYWIDE



July 2023. 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.

SINGLE DETACHED 30'S AND 38'S VICTORIA GRAND BY COUNTRYWIDE HOMES

STATELY EXTERIORS

1. Traditional and Contemporary inspired architecture utilizing brick, stone, stucco, prefinished siding and architectural board, as per elevation. Precast concrete and or stucco windowsills, headers, and arches, as per elevation.
2. Precast concrete and/or stucco windowsills, headers, and arches, as per elevation. Colour coordinated exterior aluminum and glass railings. As per elevation.
3. Copper and/or Black metal accent roof(s), as per elevation, main roof areas to receive Limited Lifetime (manufacturer's warranty) self-sealing asphalt shingles. Elegant Coach lights at all doorways on all elevations.
4. Colour coordinated exterior aluminum and/or glass railings, as per elevation. Fully sodded yards and precast concrete slabs at exterior entrances.
5. Low maintenance aluminum soffits, fascia, eaves troughs and downspouts.
6. Elegant Coach lights at all doorways on all elevations.
7. Permeable Paving Stones to front walkways and driveways, as per plan.
8. Fully sodded front and rear yards.

SUPERIOR DOORS AND WINDOWS

9. Colour coordinated casement windows (as per plan). All operating windows to be screened.
10. Patio sliding doors and/or garden door(s) at rear, leading to porches, patios and decks, as per plan.
11. Approximately 8ft. high insulated front entry door with satin-nickel grip set and finished passage and deadbolt, as per elevation.
12. Stylish metal insulated sectional roll-up garage doors with decorative glazing, as per elevation.

LUXURIOUS INTERIORS

13. Approximately 10ft. ceilings on Main floor and approximately 9ft. on 2nd floor and Basement with 8ft. on Optional Loft floor, as per plan (excluding areas due to mechanical or structural requirements). Standard height two panel smooth style interior doors throughout.
14. Approximately 8' high, two panel smooth style interior doors on the main floor and standard height doors on the 2nd floor and Optional Loft floor. Smooth ceiling finishes throughout, excluding upper floor hallway and bedrooms.
15. Satin nickel levers and hinges throughout.
16. Smooth finish ceilings throughout.
17. Upgraded profiled 5-1/4"(inch) baseboards and 3"(inch) casing throughout all doorways, square archways (where possible) and windows.
18. Stained finish Oak veneer stairs, steps and risers with square black metal pickets from vendors standard sample, with approximately 3" handrails.
19. Electric Linear fireplace (as per plan). All fireplaces are installed approximately 18" above finished floor.

EXCEPTIONAL FLOORING

20. Approximately 4"(inch) stained engineered hardwood throughout excluding tiled areas as per plan.

21. Imported 12"x24" floor tile in foyer(s), main hall (as per plan), kitchen, breakfast and servery areas, powder room, laundry room, mud room, all ensuites and/or bathrooms and basement finished foyer (as per plan) from Vendor's standard samples.

GOURMET KITCHEN

22. Quality designed cabinetry with extended height upper cabinets (from vendor's standard selection), matching crown molding on upper cabinets and light valance trim only. (Electrical not included). (Bulkheads may be required above kitchen cabinetry due to mechanical and/or plumbing requirements).
23. Islands and pantry cabinets as per plan.
24. Flush breakfast bars in kitchen, as per plan.
25. Quartz countertops in kitchen and servery areas (as per plan) from vendor's standard samples.
26. Stainless steel undermount kitchen sink and single lever chrome faucet with integrated pull-out spray.
27. Rough-in dishwasher space with electrical and plumbing supply.
28. Rough-in water line for refrigerator.

BATHROOM RETREATS

29. Quality designed cabinetry (from builders' standard line) with laminate countertops and vanity top drawers (where applicable as per vendors standard).
30. Primary Ensuite to receive Quartz countertop, with undermount vanity sink and single lever chrome faucet and mechanical pop-up drain, from vendors standard samples.
31. Imported 8"x10" and up to 13"x13" tiles from vendors standard samples in all bathtub enclosures to the underside of ceiling.
32. Upgraded vanity light fixtures in all bathrooms.
33. All bathrooms receive upgraded water efficient two-piece elongated toilet.
34. Powder room to receive mirror, upgraded pedestal sink with single lever chrome faucet.
35. Crisp white porcelain vanity sinks in all ensuites and/or bathrooms with single lever chrome faucet and mechanical pop-up drain.
36. Primary Ensuite shower to include framed glass shower enclosure, door with chrome hinges and knob, mosaic floor tile, two recessed waterproof pot lights, one rain shower head and one handheld shower fixture.
37. Upgraded freestanding soaker tub with deck mounted chrome tub filler in Primary Ensuite (as per plan).
38. Imported 12"x24" tiles from the vendors standard samples in primary ensuite shower enclosure walls up to the ceiling.

FUNCTIONAL LAUNDRY ROOM

39. Base cabinet with drop-in sink stainless steel utility sink with single lever chrome faucet and laminate countertop, in all finished laundry room as per plan.
40. All required plumbing, electrical and venting rough-ins will be provided for future Washer and Dryer installation.

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COMFORT AND PEACE OF MIND FEATURES

41. Control switch located on the interior of home near garage to power off your future garage door opener as an added security feature.
42. Rough in central vacuum system piping with all runs collected and terminated in the garage.
43. Two exterior hose bibs are included, one at front elevation and one in the garage. (Note: Back-to-Back models to receive one in the garage).
44. Shut off valves for all sinks and toilets.
45. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
46. Door chime at front entry door.
47. Duct cleaning completed prior to occupancy.
48. Capped gas line at rear of home for future BBQ hook up.

LIGHTING, ELECTRICAL AND TECHNOLOGY

49. 200-amp electrical service with breaker panel and copper wiring throughout.
50. Weatherproof exterior outlet near all exterior doors. One exterior plug on Balcony.
51. Comfort height white Decora plugs and switches throughout, as per vendors standard specifications.
52. Interior light fixtures or wall switched outlets in all bedrooms, family room, kitchen, great room, dining room, living room, breakfast area, den, halls, laundry, and capped outlet in open to above areas as per vendors specifications.
53. Electrical wall outlet(s) in garage, an electrical outlet per future garage door opener and future central vacuum system.
54. Up to five (5) TV/Cable rough-in wiring throughout home, with locations to be determined at pre-wire consultation appointment.
55. Up to 5 Tel./Data rough-in wiring throughout home, with locations to be determined at pre-wire consultation appointment.
56. Two (2) USB electrical outlet combination receptacles located in Kitchen and Primary Bedroom.
57. Technology Package consisting of:
 - a. One (1) Front Door Video Intercom;
 - b. One (1) Smart Lock for Garage door into house (if grade permits);
 - c. Two (2) Smart Light Wall Switches;
 - d. Two (2) Smart Flood Sensors;
 - e. One (1) Smart thermostat;
 - f. Security system consisting of display keypad at main entry way, motion detector, and magnetic contacts on all dwelling entry doors and main and basement windows.

*After the first year, subscription for the services is required. Consult with the Builder's Supplier Representative for details.

*High-speed internet and wifi required for cameras and video intercom remote viewing.

SUPERIOR CONSTRUCTION

58. Poured concrete basement walls, with heavy duty damp proofing, drainage board, weeping tiles and blanket insulation. (Excludes low headroom areas due to mechanical or structural requirements).Oversized basement windows included (window wells may be required).

59. Oversized basement windows as per model selected (window wells may be required as per grading).
60. 2x6 wood framed exterior wall construction.
61. Poured concrete porch and steps (as per plan and approved grading).
62. Attic insulation, exterior wall insulation and basement wall insulation to meet or exceed Ontario Building Code requirements.All garage walls to be fully drywalled and prime painted.
63. Spray foam insulation in garage ceiling and below habitable areas.
64. Rough-in three-piece plumbing (drain pipes only) in basement for future bathroom as per vendors standard location.
65. Cold Cellar with solid core door, weather stripping, light and floor drain to all models as per plan.
66. All garage walls to be fully drywalled and to be prime painted.

ENERGY EFFICIENT FEATURES

67. R60 attic insulation.
68. R10 under slab insulation in basement.
69. Upgraded Energy efficient rated double pane high-performance window assemblies.
70. Solar conduit rough in from the basement to the attic.
71. LED light fixtures and bulbs.
72. Programmable Smart thermostat and in-home energy display.
73. EnergyStar rated Furnace and HRV.
74. Rough-in wiring from garage to electrical panel for future Electric Vehicle (EV) charging station.

WARRANTY

The Taron Warranty Program offers:

- Seven (7) Year protection on structural defects.
- Two (2) Year protection on mechanicals and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows and doors.
- One (1) Year protection on workmanship and material defects.

All references to sizes, measurements, materials, construction styles, trade/ brand/industry names or terms may be subject to change or variation within generally 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. Usable square footage may vary from stated floor areas.