



# KNIGHTSBRIDGE

## MANORS



## LUXURY STANDARD FEATURES & FINISHES

### BY INDESIGN HOMES

#### PREMIUM EXTERIORS

1. Brick, stone, stucco and architectural board, as per elevation.
2. Custom precast concrete window sills, headers and arches, as per elevation.
3. Pre-finished colour co-ordinated metal accent roof(s), as per elevation, all other roof areas to receive self-sealing shingles.
4. Decorative black exterior railings.

#### SUPERIOR DOORS AND WINDOWS

5. Colour-coordinated maintenance-free Low E Argon vinyl casement windows, complete with screens on all operating windows throughout except the basement as per the plan chosen.
6. 8' entry door.
7. Front entry doors with satin-nickel grip set, and finished passage and deadbolts on all sides and rear entry door.

#### LUXURIOUS INTERIORS

8. 10' high ceilings on the main floor with grand 8' door openings and 9' high ceilings on the 2nd floor with 7' door openings (excluding areas due to mechanical system and/or structural requirements).
9. Raised coffered ceilings in Master Bedroom as per plan.
10. Smooth ceilings throughout the main and second floor.
11. Colonial style baseboards throughout, including 5 1/2" on the main floor and 5 1/2" on the second floor, with 2 3/4" casing on all main and second-floor windows, and doorways.
12. Two (2) Panel smooth doors with satin finish lever hardware and matching hinges.
13. Classic Oak staircase with Oak treads, risers, stringers, nosings and handrails. Stain to complement the flooring. Classic wrought iron pickets. (Main to upper level as per plan).
14. Electric Fireplaces as per plan.

#### UPGRADED FLOORING

15. Engineered floor joist for main and upper-level floor assemblies, glued, joints sanded and screwed before installation of the finished floor.
16. 12" x 24" Porcelain tile flooring in foyer, powder room, laundry room, kitchen and all bathrooms, lower finished foyer (as per plan) from Vendor's standard samples.
17. 3 5/8" plank, smooth finished Stained Engineered hardwood flooring throughout the main and second floor (as per plan and excluding any tiled areas).

#### GOURMET KITCHEN

18. European Designer kitchen cabinetry from Indesign Homes standard selection including extended 39 1/2" uppers cabinetry, soft close drawers and valance lighting.
19. Kitchen backsplash. Standard Stone countertops in kitchen as per Vendor's selection.
20. Double under-mounted stainless steel sink and modern chrome single lever faucet with pull-out spray.
21. 36" Gas Range, Electrical, Dishwasher, Fridge/Freezer, and hood fan included.

#### BATHROOM RETREATS

22. Porcelain wall tiles in all bathtub and shower enclosures to the ceiling except for the Master Ensuite with separate shower stalls which will include tiles on ceilings.
23. Master Ensuite shower stall to include frameless clear glass shower enclosure, mosaic floor tile and 2 recessed waterproof pot lights with a Rain Head shower head centred on the ceiling with a handheld shower and slide bar.
24. All other showers to be equipped with a standard shower head.
25. All vanities to receive stone countertops as per Vendor's selections.
26. Crisp white rectangular under mount porcelain sinks in all bathrooms with superior faucet package with mechanical pop up drain.

27. Free standing soaker tubs in Master Ensuite where applicable (as per plan).
28. Full size showers with glass shower enclosures in all washrooms as per plan.

#### FUNCTIONAL LAUNDRY ROOM

29. Deep Drop-in Stainless Steel laundry sinks with chrome faucet.
30. All required plumbing, electrical and venting rough-ins will be provided.
31. Electrical washer and dryer included.

#### COMFORT AND PEACE OF MIND FEATURES

32. Gas line to rear (capped for future BBQ hook-up) location to be determined by Indesign Homes.
33. Two (2) exterior water taps (one at the rear of the home and one in the garage) locations to be determined by Indesign Homes.
34. Rough-in only for future air conditioning unit.
35. Pre-wiring for cable T.V. and telephone in eleven (11) locations as per plan (CAT 6).
36. Central Vacuum system included all piping to garage.
37. Smart Home Automation included
  - One (1) video doorbell at front door locations determined by Indesign Homes.
  - One (1) smart lock from the main door from the garage to the house.
  - Two (2) programmable smart light switches
  - Two (2) flood sensors. One (1) smart flood sensor located by the washing machine area, and one (1) flood sensor shall be located by the water heater.
  - One (1) smart thermostat.
  - One (1) M4 panel as required for the adequate functioning of the technology package system.
38. Gas line located in the kitchen for stove. Location as per plan.

#### LIGHTING AND ELECTRICAL

39. 200 AMP Electrical Service.
40. White Decora type designer switches and plugs in all finished areas.
41. Two (2) exterior weatherproof electrical outlets. One (1) at the front and one (1) rear of the home.
42. Indesign Homes standard light fixtures and door chimes.
43. Receptacles in the garage for the included garage door opener (as per plan).
44. Piping for future electric vehicle charging stations, conduit only to the main electrical panel.
45. Electronic combination smoke detector/carbon monoxide detector hardwired into the electrical system as per Ontario Building Code.
46. Electronic smoke detectors are hardwired into the electrical system. One (1) on each floor (including the basement) and one in each bedroom.

#### SUPERIOR CONSTRUCTION

47. Lot to be graded and sodded (Side yards: where continued growth permits, otherwise gravel will be installed at Indesign Homes' sole discretion).
48. Basement slider window.
49. Reinforced poured concrete porch, where applicable.
50. Premium sectional roll-up garage door with heavy-duty springs and decorative glazing as per plan.
51. Poured concrete basement walls with membrane waterproofing protection system and weeping tiles. With poured concrete basement floor slab.
52. Fully paved driveways, base, and topcoat.
53. Two (2) coat paved driveways. Base and top coat.
54. All windows and outside door frames caulked.
55. All garage walls to be drywalled and to be prime painted.

