

STANDARD FEATURES & FINISHES

All homes feature low maintenance cladding and exterior amenities, including:

- Brick skirt around sides and rear
- Brick; consisting of clay brick, concrete sills, municipal address stone, soldier coursing/brick arches (per plan)
- Aluminum eaves troughs, downspouts, soffit and fascia
- Low E Argon, high efficiency vinyl windows throughout
- High efficiency sliding glass door(s) (per plan)
- Insulated metal overhead garage doors with window insert (as per plan)
- Steel clad, insulated exterior door(s) with weather stripping
- Basement windows (as per plan)
- Asphalt paved driveway
- Graded and sodded lot
- Two exterior hose bibbs, including one in the garage and one towards rear of house
- Two exterior electrical outlets
- Quality exterior light fixtures, and door chime
- Pressure treated decking, when applicable (as per plan)
- Covered front porch
- Colour coordinated self-sealing architectural asphalt shingles, with manufactures 40-year warranty*
- Architecturally controlled exterior colour schemes.

Distinctive Interior Finishes

- 9-foot ceiling height on main floor
- Imported ceramic tile flooring, in front foyer, kitchen, powder room, washrooms, and main floor laundry (as per plan), otherwise quality broadloom carpet with 9mm under pad throughout. Wide variety available from builder's samples
- Smooth ceilings in bathrooms. Otherwise, textured
- Interior walls receive primer, and two finish coats in low VOC interior latex paint. Buyer can select personalized colour for walls, and trim
- Upgraded contemporary trim package, with shoe molding in areas with hard floors, for added effect
- Full height closet doors, sliders where applicable, full swing otherwise
- Highly durable steel square corners on all drywall.

Luxury Bathrooms

- Durable acrylic tub-shower units, as per plan, with pressure balancing shower faucets
- Imported ceramic tile flooring
- Quality single lever bathroom faucets with mechanical drain stops
- Custom quality vanity, with choice of cabinets and countertop
- Low flow porcelain toilets
- All bathrooms equipped with exterior vented exhaust fans

Kitchen

- Choice of quality cabinetry with matching kick plate. Selection available from builder samples
- High quality Arborite, or equivalent counter tops, with variety of options
- Double stainless-steel sink
- Single lever faucet
- Outside venting exhaust hood over stove, white colour
- Dishwasher rough in, as per plan

General Construction

- Poured concrete basement walls
- Damp proofing on foundation walls with below-grade dimpled membrane drainage layer, weeping tile, sump pit and 1/3hp pump
- Sewer back flow valve to prevent sewage backup
- Poured concrete garage and basement floors
- Poured concrete porches
- Primed steel beam(s) and columns in basement
- High quality tongue and groove sub flooring, fastened and glued to ensure minimal squeaks

Energy Efficiency†

- All homes are equipped with Drain Water Heat Recovery (DWHR) units which recaptures heat from wastewater to reduce energy costs and environmental impact
- All homes feature Heat Recovery Ventilation (HRV), to ensure improved air quality
- High quality, 96% high efficiency furnace with ECM motor
- High efficiency powervented gas hot water tank. (Rental unit - purchaser must execute rental agreement)
- Minimum R value for above grade walls of 22
- Minimum R value for below grade walls of 20
- Minimum R value for attic space of 60
- Garage ceilings with living space above will have a minimum R value of 31

Electrical & Lighting

- Quality light fixtures throughout
- White décora switches and receptacles used throughout
- Hard wired smoke detectors equipped with strobe lights in each bedroom and on all floors with living space
- Bathrooms, and exterior receptacles GFI equipped
- All bedroom outlets equipped with Arc Fault Circuit Interrupters (AFCI)
- Two electrical outlets in garage

Rough Ins

- Dishwasher opening in kitchen, as per plan
- Rough in for 3-piece bathroom in basement
- Ceiling plug and low voltage wires in garage for future garage door opener