

Features & Finishes

STANDARD FEATURES

Foundation

- 8' Poured concrete foundation walls

HVAC

- High efficacy propane gas furnace
- 28-gauge ducting
- Metal floor grills
- Metal wall grills
- Standard Digital thermostat
- Fully ducted heat recovery ventilator (HRV)
- Dryer ventilation to outside complete with vent cap (client to choose colour)

Electrical

- Building wired to building code
- 200-amp service with 40 CCT panel installed
- 1 vented fan per bathroom
- 2 outdoor GFCI protected outlets
- Combination smoke/CO2 detectors to code
- Plugs as per building code
- 3 coax cable outlets
- One switched ceiling light per room (excluding closets and great room)
- 10 pot lights included in great room area
- 1 door bell at front door
- White décor style plugs and switches through out

Drywall & Paint

- Insulate as per code
- 1/2" drywall throughout, smooth ceiling, square metal corners, taped and sanded.
- Drywall and drywalled ceilings to have 1 coat of primer and 2 coats of paint
- Client can choose up to 3 colours throughout house
- Apply 2 coats of stain to exterior timber frame (client to choose colour)
- Apply 2 coats of stain to exterior of front door

Windows

- Northstar vinyl windows and doors to be supplied throughout house (white)
- Front door to be multi point locking systems
- Front door to be fiberglass wood grain
- All windows to be casement style operators

Framing & Exterior Finishes

- Home to be framed as per drawings provided and to comply with the Ontario building code

- 30-year landmark architectural shingles with full underlayment wrap
- All over hang areas to be finished with prefinished aluminum soffit material (except under front timber frame)
- All fascia to be capped with pre-finished aluminum flat stock
- 5" eavestrough
- All exterior siding to be 8" hardie plank board (client to choose colours)
- All stone to be Brampton bricks vivachi line with 3" Indiana limestone sills (client to choose from 5 colours)
- Garage doors will be 8' high steel panels (client to choose from colour samples and style)
- Architectural controlled exterior colors, materials and elevations (where applicable)
- Contemporary front porch with single entry door system with sidelights (as per plan)
- Two car garage (3rd car garage optional as per plan)
- Hardware on all exterior and interior doors
- Contemporary coach lights on front elevation and garage
- Garage to be unfinished (optional to finish)
- Natural gas line to back area
- Exterior glass sliding doors to backyard (per plans)

Plumbing

- Waste, drains, and venting ABS pipe installed to code
- 1/2" pex water lines and shut off valves installed throughout home
- 50-gallon gas HWT (Rental)
- Standard bathtub
- Standard one piece American standard toilets
- Standard moen chrome faucets and shower heads
- Pressure balanced valves in all shower areas

Interior Finishes

- 9' ceilings on the main floor (optional 12' where plan permits)
- 8' ceilings in unfinished basement (Basement finished optional)
- 8' loft area (optional as per plan)
- Two panel 8' hollow interior doors
- All interior doors with lever handles
- Stained closed rise oak veneer treads for first floors leading to basement

- Interior railings to be contemporary metal
- Smooth ceilings throughout first floor
- Standard porcelain laundry tub and chrome hanging bar
- Interior doors to be trimmed and painted white
- Interior walls to be painted with standard cloud white color.
- Flat 4" baseboard and 3 1/2" casing throughout the first floor.
- Individual shut off water valves for sinks
- Shelf and rod in closets - see builder samples

Gas Fireplace

- Gas fireplace in great room (builder to supply standard)
- Gas fireplace feature wall is drywall(design and finishes extra)

Kitchen & Laundry

- Kitchen cabinetry selections with tall uppers with modern and contemporary door styles and choice of colour
- Solid Surface top in kitchen
- Contemporary kitchen faucet with integrated pull out spray
- Double stainless steel under mount kitchen sink
- Pendant lighting over island
- Kitchen islands (per plan)
- Dedicated electrical outlet for refrigerator and rough-in water line
- Heavy duty wiring plus gas connection for stove
- 10" Vent supply for hood fan
- Split electrical outlets at counter level for small appliances
- Standard laundry tub and chrome hanging bar

Bathrooms

- Contemporary bathroom with vanity with composite countertop (solid surface in master ensuite)
- Freestanding tub with mounted faucet in master ensuite (Where applicable as per plan)
- Two individual sinks in master ensuite (per plan)
- Floating one drawer vanity with sink in powder room
- Chrome single lever faucets in all bathroom vanities as per builder package
- White plumbing fixtures including sink, tubs and toilets
- Separate shower stall with waterproof light fixture and frameless glass shower enclosure in master ensuite (per applicable plan)
- Light fixture from builder selection in all bathrooms

- Ceramic 12"x24" wall tiles in all bath enclosures including showers
- Shower stalls to have wonder board (cement board)
- Shut off valves to all fixtures in baths and kitchens
- 110 CFM exhaust fans in all baths including laundry
- Privacy locks on all bathroom doors
- Standard mirrors over vanities in all bathrooms
- Towel bar, toilet paper dispenser and soap holder in all bathrooms
- Dishwasher supply line and drains
- Rough in for washer and dryer
- Two outdoor frost proof hose bibs
- One basement floor drain to sump pit

Flooring

- Choice of Fuzion Flooring 5" engineered hardwood on first floor of home (Casa Bella Collection)
- Choice of standard 12 x 24 porcelain and ceramic floor and wall tile in the washrooms, laundry area and mud room (client to choose style and colour)
- Carpet in upstairs loft bedrooms

Telecommunications

- Three CAT 5 cable rough in (locations to be determined)
- Two USB outlets (one in kitchen and one in master bedroom)
- White Decora switch plate covers and items
- Smoke detector on each floor (as per ESA code)
- Carbon monoxide detector provided as per Ontario Building Code
- All electrical fixtures to be installed as per plan including coach lights and pot lights on exterior
- GFI to be installed as per Ontario Building Code
- Door chime to be installed at front entry
- Exterior outlets at front porch, rear and garage
- Heavy duty electrical outlet for dryer
- Dryer vent to exterior (as per plan)
- Decora light switches
- Switch controlled wall outlet in family, living and dining rooms as per applicable plans
- Programmable thermostat
- Electrical outlet for future garage door opener(s)
- Hot water heater (rental)

Upgrades Also Available

- 9' poured foundation
- 8' or 9' ICF foundation wall
- Exterior soffit pot lights
- Extra interior pot lights
- Dimmer switches

- Pendant lighting
- Smart home Features
- 8' front door
- Window grills or coloured windows
- A/C unit
- EV FLO Charger in Garage
- Epoxy flooring in garage
- 3rd car optional garage (where applicable)
- Finished garage areas (includes paint and trim)
- Garage drains (If applicable by law)
- Insulated garage doors
- Taller garage doors
- Extra stone package
- Jackshaft openers (see builder specs)
- Optional loft areas
- Optional rear covered porches
- Screened porches
- Exterior fireplaces/wood burning
- Optional finished basements (plumbing rough-in TBD upon contract signing)
- Built in BBQ
- Exterior glass railings (if applicable)
- Full landscaping (builders landscaper)
- Paved driveway
- Crown moulding
- Wainscoting
- Closet shelving
- Custom Closet built ins
- Central vacuum
- Triple glazed windows
- Wine cellars
- Additional cold rooms
- Any additional exterior doors added from drawing
- Optional closet upgrades
- Generators
- Solar panels
- Any rough-ins for future saunas, pools or garage heaters
- Coffered/tray ceilings
- Curb less showers
- Wall units/built-ins
- Appliance package

Disclosure: All Features, amenities, floor plans, elevations, square footages and designs vary per plan and are subject to changes or substitution without prior notice. Please see your actual home purchase agreement for additional information, disclosures, and disclaimers relating to the home and its features.