

## Property Features of 109 High Bluff Lane, Thornbury

### Exterior:

- Stone with granite accents and pre-finished wood treatment
- Maintenance free aluminum soffits, fascia, eavestrough and downspouts
- Shingles – 25 year manufacturer warranty
- Exterior Light Fixtures (preselected by Builder)
- Patio slab walkway (front of porch)
- Paved driveway
- Lot graded and fully sodded
- 2 exterior hose bibs (one at rear of house and one in garage)

### Interior:

- 9 ft ceilings – cathedral ceilings in living room, dining room and kitchen.
- 8' Solid 5 panel shaker doors
- Natural gas fireplace with custom built millwork fireplace mantle
- 7" baseboards and 4" trim throughout
- Custom milled poplar baseboard and casing
- Interior window sill trim on all windows
- Smooth ceiling throughout
- Cold cellar provided in basement with solid door with weather stripping, light and vent

### Doors and Windows:

- Low E Argon maintenance free vinyl casement
- 8 ft fiberglass entry door
- Interior window sill trim on all windows
- 12 ft sliding door at rear
- Basement windows as per plan
- Exterior steel main door (Garage entry from Laundry Room)
- 8 ft x 8 ft garage doors

### Garage doors:

- MAKE: Haas
- MODEL: American Tradition 921
- QUANTITY: 2
- SIZE: 8' x 8'
- COLOUR: White on White
- WINDOWS: 6 pane thermal clear
- WEATHERSTRIP: Premium PVC Vinyl

### OVERHEAD DOOR OPERATOR(S)

- MAKE: Liftmaster Beltdrive w/wifi
- MODEL: 8355W-8

### Electrical:

- 200 Amp. Electrical service with breaker panel and copper ring
- Flush Mount fixtures in bedrooms and hallway
- Décora (white) switches and receptacles
- Smoke detectors and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy duty wiring and receptacle for stove and dryer
- 2 outlets on ceiling in Garage (for future garage door openers)



- 3 exterior weatherproof outlets (1 at front porch, 1 above porch and 1 at rear of house)
  - Light in shower
- Kitchen:
- Custom designed and crafted kitchen cabinets and island
  - Granite countertops with under mount double stainless sink with Vogt "Murau" chrome kitchen faucet
  - Stainless steel appliance package (including washer and dryer in mudroom)
- Bathrooms:
- Main bathroom – vanity with double sink, acrylic tub (white) and toilet (white)
  - Master Ensuite – vanity with double sinks, free standing tub and tub filler, glass enclosed shower with built-in niches, large premium porcelain tile, chrome finish fixtures, toilet (white)
  - Beachcrest Home Newtown Double Bathroom Vanity Set
  - Riobel "Palace" widespread lavatory faucets
- Mudroom:
- Custom 3 drawer, one door vanity in black with 25 x 19 x 12 inch under-mount Vogt sink.
  - Washer and dryer
- Flooring:
- 5/8" spruce plywood subfloor
  - Framing, 12" on center
  - 3/4" oak hardwood plank flooring (throughout main floor excluding bathrooms, and basement foyer)
  - Custom designed porcelain tiles (various sizes) throughout the home
- Lighting:
- Greyleigh Plattsmouth 1-Light Cylinder Pendant
  - Brayden Studio Dailey 4-Light Chandelier
  - Beachcrest Home Aralene 2-Light Flush Mount
  - Mercury Row Birchfield 3-Light Flush Mount
  - Three Posts Thorne 4-Light Hanging Foyer Pendant
  - Living District 1-Light LED Outdoor Sconce
- Mechanical:
- High efficiency Aireflo furnace
  - Lennox Air Conditioner
  - Range exhaust fan (stainless steel/black/white)
  - Exhaust fans in bathrooms and laundry room
  - HRV (Heat Recovery Ventilation simplified)
  - Tankless water heater gas powered and owned
  - All duct work taped and sealed
  - Capped Gas BBQ line at rear of house
- Rough-ins:
- Rough-in for category 5E telephone line in all bedrooms and family room
  - Rough-in for cable television with RG6 coaxial in all bedrooms and family room
  - Rough-in 3 & 4 piece bathrooms in basement
  - Rough-in for central vacuum
- Warranty:
- Oak Avenue Carpentry Ltd. Customer Care
  - All Homes are warranted by Tarion with 7-year coverage against major structural defects



\*\* The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.