

Luxury Features

Purchase price includes the following:

Exterior Features

- Architectural Controlled designs with broad selection of styles, blended to give variety throughout the streetscape
- Stone and pre-finished wood siding with 15-year manufacturer limited warranty (Vendors standard samples)
- Maintenance free aluminum soffits, fascia, eavestroughs and downspouts, all colour coordinated (Vendors standard samples)
- Exterior windows and doors sealed with high-grade caulking and completed with weather stripping to all exterior doors
- Insulated Pre finished roll-up overhead garage doors inclusive of the automatic remote. Overhead door standard to be 8'x7' high (Vendors standard samples)
- Architectural designed double laminate fiberglass shingles
- Choice of architecturally controlled and coordinated exterior colour packages with builder's final approval
- Gravel driveway
- Professionally sodded and graded lot, excluding naturally treed areas, areas to be left natural.
- Colour co-ordinated Low E Argon maintenance-free vinyl casement windows with split finish (white interior/ exterior)
- Screens on all operating windows and patio doors
- Architecturally inspired 8' insulated fiberglass wood grain front entry door, exterior man doors will be insulated steel

Interior Features and flooring

- Basement Featuring 8' concrete walls
- Main floor featuring 9' ceilings
- Second floor 8' ceilings, with many designs including vaulted, coffered or cathedral options as per plan
- Stippled ceilings throughout home with flat white painted ceilings in kitchen, bathrooms, laundry
- 5/8" tongue & groove subfloors, nailed and glued to floor joists
- Up to 5-1/4" premium quality pre-finished engineered oak strip flooring as per plan
- Beautiful selection of Porcelain Tiles (vendors standard samples)
- Quality broadloom carpet with high-density underpad throughout as indicated on plan to be selected from Vendor's samples
- Main staircase and handrail to be oak, stained to match hardwood (as per plan)
- Carpet grade stairs in basement with spruce handrail to suit
- Pour in place front porch steps and concrete patio slab walkway as per plan
- Elegant 7-1/4" step baseboard and 3-1/2" casing
- Napoleon Gas fireplace on the main floor as per plan
- Chalet series interior doors (choice of style), Swing doors on closets (as per plan)
- Door hardware throughout in your choice of bronze or satin nickel lever handles
- Vanity mirrors in all bath and powder rooms
- MDF shelving in all bedroom and linen closets
- House fully insulated, 2x6 wall assembly with R22 batt, attics blown-in R60, cathedral ceilings R31, exposed floor insulation R31, full height R20 basement blanket wrap insulation

- Garage common walls with home to be insulated and gas proofed
- Fully drywalled Garage to paint ready
- Gas line roughed in for future BBQ and kitchen stove
- Fully ducted mechanical including high efficiency forced gas central heating and air conditioning
- Gas fired tankless water heater

Electrical

- 200 Amp. Electrical service with breaker panel and copper wiring throughout home
- All electrical to meet ESA (electrical safety authority) standards
- Wired Smoke detectors and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy-duty receptacle for stove and dryer
- Architectural inspired exterior coach lamps (as per plan)
- LED bulbs in all compatible fixtures
- Quality electrical light fixtures (preselected by builder)
- White Decora light switches and receptacles throughout
- 8 interior pot lights as per plan
- Soffit outlet (as per plan) for seasonal festive lighting
- 2 exterior weatherproof outlets (1 at the front porch and 1 at the rear of house)
- Automatic garage door openers with two remote controls
- Security system rough with wiring to all exterior doors, wiring for keypad in master bedroom, garage entry and front door
- Single switch operating all basement lights
- Waterproof recessed pot light to shower enclosure in master bathroom
- Central Vac Rough in all finished areas

Kitchen and Bathrooms

- Beautifully crafted Cabinetry in a wide variety of styles and finishes
- Cabinets to feature drawers and doors as per Vendor's standard samples.
- Granite counter tops with under mount double stainless sink with single lever pull out faucet in kitchen
- Under cabinet lighting with 21/2" valance
- Extended height upper cabinets
- Backsplash (as per vendor's samples)
- Rough-in for future dishwasher with plumbing and electrical connections, final hook-ups to dishwasher not included.
- Microwave shelf (as per plan)
- Laundry / Mudrooms Under-mount stainless steel laundry sink with single lever faucet, base cabinet and granite counter-top (as per plan)
- Taps and drain for washer, dryer vent rough-in
- Upper cabinets over washer and dryer as per plan (choice from vendor's samples)
- Master bathroom to have white acrylic freestanding tub as per plan (vendor's samples)
- All sink faucets and plumbing fixtures to include shut off valves
- 2 exterior hose bibs, one located at the rear of the home, one located in the garage.
- 3 piece rough-in in the basement as per plan