***Hallmark North Custom Builders Lot 13 Finishes and Features***

Project Features

* To be built by custom home builder with 30 years’ experience.
* Traditional main floor master design with additional 2 bedrooms, 4 piece washroom plus den on upper level.
* Office on main floor.
* Rooflines with traditional design features and varied heights.
* Wood sidewall shingles and horizontal siding and trims finish the Craftsman design.
* Two storey stair case with large windows, clad with real Owen Sound ledge rock with accent stone .
* Large 2 car garage .
* Large 40’ x 96”Front door Craftsman design.
* Windows on front elevation to have SDL grills to create the traditional design.
* Covered front entrance.
* The great room has a rear wall of windows that give great exposure to rear yard and covered porch
* Gas fireplace with classic Early American mantel design and stone work.
* Open concept living with Dining area open to both Kitchen and Great Room.
* The Kitchen is well designed complete with large island and morning breakfast bar that overlooks rear yard.
* Large Servery/Butlers kitchen and a separate Pantry.
* Formal Powder Room as well as the Mudroom Powder Room.
* Large Mud Room and Covered Side Entry with option Dog Bath.
* Full size Laundry Room.
* The master suite is separated from main house by a hallway that leads to a beautiful large ensuite bath and generous walk-in closet.

Construction Features

* Poured concrete foundation at 8’6”.
* Walls - 2x6 wood frame construction ½” sheathing.
* Floors- engineered floor system.
* Truss roof framing with ½” plywood roof decking.
* Premium architectural shingle with ice and water protection at eaves. Pre painted valleys with ice and water protection.
* Insulation – exterior above grade walls R-24- flat ceiling R-60-sloped ceiling R-31- basement walls R-12 plus R-10 continuous rigid insulation.
* R-31 2lb to exposed garage ceiling (ecofriendly).

Exterior Finishes

* Architectural designed and coordinated exterior design.
* Custom high end vinyl window and door package.
* Window colour Dashwood – charcoal.
* Roof – pewter gray.
* Prefinished low maintenance fraser real wood siding.
* All exterior finishes as per supplied samples.
* Simulated Divided Light window bars as per renderings (front elevation only).
* Painted fiberglass front entrance door with full direct set side light.
* Recessed panel insulated steel doors complete with automatic operators (color to match windows).
* Maintenance free aluminum faucets, fascia, eaves troughs and down pipes.

Landscape Features

* Paved driveway
* Extensive tree and shrub planting as per landscape plan.
* Stone pavers at the front walkway and steps.
* Large covered rear porch with optional power screen.
* Concrete front porch.

Mechanical Features

*Electrical*

* + 200 Amp service.
	+ Hardwired Smoke Detectors on each level including all bedrooms interconnected and carbon monoxide detectors in accordance to the current Ontario Building Code.
	+ 220 volt Heavy-duty receptacle for stove and dryer.
	+ Waterproof recessed pot lights to shower enclosure in bathrooms.
	+ Two exterior waterproof electrical outlets.
	+ White Decora switches and receptacles through-out.
	+ 20 interior 4” LED recessed pot lights.
	+ 6 exterior LED recessed pot lights at front/rear elevation.
	+ Roughed in Security System complete with wiring to all exterior operating exterior doors, wiring for motion detectors as required and wiring for key pads at front door and master bedroom. All wiring to be terminated in central location next to electrical panel.
	+ Telephone rough-in provided to 2 locations, cable outlets to 3 locations RG6 home run to main electrical panel.
	+ 40amp car charger rough-in (conduit) to garage.
	+ All wall and ceiling mount fixtures to be supplied by buyer and installed by builder electricians. (Fixtures requiring more than 30 minute installation will require additional labour charge).

*Plumbing*

* + Two frost free hose bibs one in garage and one at rear of house.
	+ Three piece rough-in bathroom in basement location as per plan.
	+ All sinks and faucets to have shut offs under cabinets.
	+ Pex water piping system.
	+ All showers to be waterproofed using the schluter system complete with chrome square drain.

*HVAC*

* + Natural gas rough-in for future installation of gas range and dryer.
	+ Napoleon fire place model #HD40 to be installed in Great room.
	+ Lennox or equivalent high efficiency furnace and air conditioner.
	+ Standard digital thermostat.
	+ Heat recovery ventilator.
	+ Fans in all bathrooms.

Interior Finishes

 - 10 hours of Interior design consultation with Jo Redman included to make interior selections

* + 9’ Ceilings (approx) on main floor and second floor.
	+ 6“ engineered pre-finish oak hardwood throughout except tiled areas, (builder standard selections).
	+ Porcelain floor and wall tiles to laundry, baths and ensuite from builder selection.
	+ Shower to include tiled floor and ceiling.
	+ Staircases to be stained red oak treads, hand rail, risers and stringers. Square painted wood pickets and 4”sq newel posts.
	+ 4” traditional step bevel casing and matching 7 ½” baseboard.
	+ 8’ two panel smooth finish interior doors solid core except closets.
	+ Pre-finished shelving in all closets, complete with metal rods
	+ Interior door hardware from builder standard selection.
	+ Smooth finished ceilings throughout the home (painted standard ceiling white).
	+ Interior trim to be painted in satin finish acrylic (Benjamin Moore- Chantilly lace). One coat of primer and two finish coats.
	+ Walls to be primed and finished with a maximum of 3 colors.
	+ 90 degree drywall bead to al drywall outside corners.
	+ Fireplace mantel from builder selections.
	+ Finished vestibule bottom of basement stairs included.

*Kitchen*

* Custom kitchen cabinetry by Barzotti Woodworking. Higher upper cabinets, soft close drawers and doors. Upper crown molding and hard rock maple interiors. Buyer will have the choice of door style, hardware and cabinet paint finish from builder selection.
* Caesarstone countertops from builder selection.
* Double stainless steel kitchen sink Blanco with Vogt-Bludenz pull down spray – chrome finish.
* Kitchen exhaust 8” rough-in provided.
* Dishwasher rough-in included.

*Laundry Room*

* Laundry room cabinets complete with Caesarstone countertop and stainless-steel single bowl and Kalia-Deka pull out spray chrome faucet.
* Complete rough-in for washer and dryer

*Master Ensuite and main Bathrooms*

* All baths and powder room, custom vanities solid surface countertops from builder selection.
* All tiled floors including bathrooms, powder room, laundry and mudroom to be heated
* Fully enclosed shower glass stall with chrome hardware in Master guest Ensuite.
* Free standing white acrylic bathtub by Fieurco-Waltz in Master Bath with Riobel- Momenti tub filler and personal hand held shower chrome.
* Master Lav faucets to be Riobel-Momenti chrome.
* Master shower system to be Riobel Momenti thermostatic with slide bar and shower head.
* Bedroom 2 to be Alcove tub by Mirolin Amalfi, with Riobel-Edge tub filler chrome.
* Shower systems to guest bath to be Riobel with slide bar chrome.
* All toilet’s to be Cabalo right height elongated soft close.
* Cabalo 20 x 14 under mount sinks to all baths.
* All bath Lav faucet Riobel-Edge single post chrome, other than the master.

*Optional finished areas*

* Basement finishing is not included and will be priced as an option