

THE SANDS - THE MASTERS COLLECTION TOWNHOMES - STANDARD FEATURES

WARRANTY

- All homes are warrantied by Tarion with 7-year coverage against major structural defects*

FOUNDATION/CONCRETE

- Poured concrete foundation walls
- Concrete slab front porch

DOORS AND WINDOWS

- Low-E argon double pane maintenance-free vinyl clad windows
- Screens on all operating windows and patio doors
- Steel insulated front entry door, exterior man doors will be insulated doors
- Signature design insulated overhead garage doors

MECHANICAL

- High efficiency forced air natural gas heating
- Central air conditioning
- Energy Recovery Ventilator (simplified installation)
- Programmable thermostat
- Exhaust fans in all bath and laundry areas vented to exterior
- Range exhaust fan in kitchen vented to exterior
- Gas Fireplace with four-sided frame and drywall bump out to ceiling line

PLUMBING

- Rental gas hot water heater
- Bathroom to include 5' acrylic bathtub and three tiled walls to ceiling; complete with shower faucet (as per plan)
- Primary ensuite to include tiled shower with clear glass enclosure and chrome trim complete with bench. Shower to include pressure/temperature control valve (as per plan)
- Primary ensuite to include luxurious free standing soaker tub with faucet (as per plan)
- Bathroom to include vanity with undermount basin(s) and granite or quartz countertops (choice from vendor's samples, as per plan)
- Powder room to include pedestal sink as per plan
- Single lever vanity faucets throughout with matching bath accessories
- 2 exterior frost free hose bibs, as per plan

ELECTRICAL

- LED bulbs in all compatible fixtures
- Electrical light fixtures preselected by builder
- Décora light switches and receptacle
- 200 amp electrical service
- Smoke and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy duty wiring and receptacle for stove and dryer
- 6 interior pot lights on main floor - location specified by purchaser
- Pot light included in standalone showers as per plan
- 4 exterior weatherproof outlets (1 at front porch and 1 at rear of house, 2 on the roof top terrace)

ROUGH-INS

- Rough-in for CAT 6E telephone line to maximum of 2 locations
 - Rough-in for cable television with RG6 coaxial to a maximum of 2 locations
 - USB outlet included in primary bedroom
 - Rough-in for dishwasher
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INSULATION AND DRYWALL

- House fully insulated, 2x6 exterior wall assembly, R22 Batt insulation with Continuous 1" exterior rigid insulation (R5), all roofs to have spray foam insulation (R31)
- Smooth ceilings throughout
- Garage to be drywalled with 1 finish coat of paint
- Ceiling heights: 8 ft ceiling height on main entry floor, 9ft main living floor, 8 ft second/bedroom floor

INTERIOR TRIM AND HARDWARE

- Flat profile 5" baseboard and 3" casing
- Single Panel shaker style interior doors, swing doors on closets (as per plan)
- Satin nickel lever door handles
- Polished square edge vanity mirrors in all bath and powder rooms
- MDF shelving in all bedroom and linen closets
- Wood handrail, posts, and pickets stained to coordinate with flooring. Stained open stringers where applicable with Berber style carpeted treads and risers

PAINTING

- All finished trim to be painted with semi-gloss paint
- Walls to be painted a choice of builder white colours (selected from Vendor's standard samples) (1 primer, 2 finish coats)

KITCHENS

- Cabinetry and countertops (selected from Vendor's samples)
- 3/4" Granite or Quartz countertops with undermount double stainless sink with single lever faucet
- Deep upper cabinets over fridge, pot and pan drawers, tall upper cabinets
- Soft close drawers and doors throughout kitchen
- Backsplash included to be selected from Vendor Samples

LAUNDRY

- Taps and drain for washer and dryer with vent rough-in

FLOORING

- 5/8" tongue & groove subfloors, glued and screwed to floor joists
- 12x24 ceramic tile as indicated on plan (selected from Vendor's samples)
- Quality Berber style carpet with high density under-pad throughout Second floor bedroom level (selected from Vendor's samples)
- Engineered hardwood flooring on Main living level in great room, dining room and kitchen as per plan (selected from Vendor's samples)

EXTERIOR

- Stone and Brick Veneer with accent maintenance free siding, soffit and fascia. Other materials as per architectural drawings and/or with builder's approval
- Satin nickel grip set and dead bolt with interior coordinating lever
- Private main floor exterior balconies with clear glass railing
- Rooftop entertaining patio with expansive views and clear glass railing

LANDSCAPING

- Paved asphalt driveway with decorative three-sided interlock border
- Interlock walkway from driveway to front door
- Professionally landscaped grounds by landscape architect featuring native plant species with an emphasis on modern planting beds (per plan)
- Tiered feature landscape walls artfully placed throughout the community for added visual interest (as per plan)
- Interior walking pathway (as per plan)