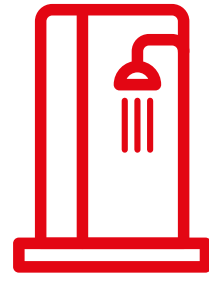


# MODERN

## features & finishes



### DISTINGUISHED EXTERIORS

- Architecturally controlled community with pre-selected exterior colour packages to enhance the visual harmony of the streetscapes
- Genuine clay brick elevations with architecturally selected coloured mortar
- All mortar joints on brick front elevation to be raked
- Quality shingles in specially blended colours with manufacturer's 25 year limited warranty
- Pre-finished maintenance-free aluminum soffits, fascia, downspouts and vinyl siding, as per elevation
- Soldier coursing, brick arches, cement board, keystones, sills and other masonry detailing in brick and precast, as per elevation
- Exterior columns to be fiberglass or painted vinyl, as per elevation. Porch railing, if applicable, to be low maintenance aluminum or vinyl
- Architecturally controlled wood, brick and/or pre-finished siding detailing including side and rear gables, as per elevation
- Metal insulated front entry doors with decorative glazing and weather stripping, as per plans
- Energy Star rated Low E Argon vinyl casement windows on main and second floor (excludes exterior sidelights and door inserts). Screens, multi-point locks and folding handles on all operational windows. Basement windows to be energy efficient Low E Argon vinyl sliders
- Energy Star rated Low E Argon aluminum or vinyl sliding patio door with screen, where applicable
- Energy-efficient exterior rear French door(s) where shown on plans
- Exterior shutters for windows, as per elevation
- "Manor House" style raised composite sectional roll-up garage doors with window lites, as per plans
- Lot sodded and graded to the requirements of the Municipality. Where applicable, side yards to be sod or gravel as determined by the Vendor
- Patterned precast concrete slab walkway from driveway to front entry and at rear patio door (where applicable). Precast step at front and rear doors where applicable
- Landscape plantings adjacent to front walkway, as determined by the Vendor
- Subdivision to have paved roads, sanitary and storm sewers and municipal water
- Two exterior frost-free water taps (one in garage and one at the rear of home)
- Satin nickel appearance front door grip set and dead bolt, classic black and white address plate and black front and rear coach lamps, as per elevation. Locations of address plate and coach lamps may vary with site conditions

- Paved driveway, in accordance with municipal requirements (two separate coats). Base coat to be installed within the 270 seasonal days as prescribed by TARION Warranty Corp, barring any municipal and/or subdivision requirements. Top coat to be completed in accordance with Municipal requirements
- Quality caulking around all windows and doors
- Safety door closer on metal door from garage to interior (where applicable).
- Interior of garage walls and ceiling to be fully drywalled, taped and primed. Garage ceiling insulated with "Icynene" (or equivalent) spray foam (only where there is a finished room above). Exterior outside walls to be non-insulated
- Where decks are required at the ground floor rear patio door due to grade conditions (lookout basement), there is a pressure-treated wood deck approx. 18 sq. ft. with stairs to grade at rear; taller existing windows only at rear of home in basement are standard and included in the extra premium that is paid for a lookout basement, where applicable.

### CONNOISSEUR KITCHENS

- Your choice of custom quality kitchen cabinets from the Vendor's standard samples with post-formed arborite laminate countertops, 39" taller upper cabinets, and cabinet valance above kitchen window, where applicable
- Stainless steel double compartment ledgeback spillway sink with single lever faucet with pullout spout (Arbor by Moen or equivalent)
- Variable-speed deluxe stainless steel exhaust hood fan over stove area with 6" vent to outside
- Heavy duty receptacle for stove
- Dedicated electrical outlet for refrigerator
- Electrical outlets at counter level for small appliances on dedicated circuits
- Dishwasher space provided in kitchen cabinets with rough-in wiring and rough-in drain
- "Spacious Living" design oversized centre island/breakfast bar, with electrical outlet as per plans
- Walk-in pantry with melamine shelves or cabinet pantry, as per plans
- Colour-coordinated kickplates to complement cabinets

### BEAUTIFUL BATHROOMS

- Ensuite bath off of master bedroom with elegant stand-alone acrylic bathtub (if shown on plan or ordered as an extra)
- Tiled shower stall, including ceiling, with your choice of ceramic tile for shower enclosure walls and ceiling with chrome framed clear glass shower door, waterproof pot light, and Durock Cement Board (or equivalent) backing in master ensuite bathroom (if shown on plans or ordered as an extra)

- GFI electrical outlet for small appliances beside sinks in all bathrooms
- Privacy locks on all bathroom doors
- Moen chrome single lever taps with pop-up drains in all vanities with white china sinks
- Moen chrome single lever taps with pressure balanced scald control in all showers and bathtubs with showers
- White china pedestal sink and elongated toilet in powder room, as per plans
- White bathroom fixtures and elongated toilets in all bathrooms
- Your choice of bathroom cabinets (excluding powder room), and post-formed arborite laminated countertops, from Vendor's standard samples
- Colour-coordinated kickplates to complement cabinets
- Your choice of ceramic tile for bathtub/shower enclosure walls (ceilings excluded), from Vendor's standard samples
- White ceramic bathroom accessories to include towel bar and toilet tissue dispenser
- Vanity length (or up to window) mirror in all bathrooms except powder room which has oval mirror
- Energy-efficient water saver shower heads and toilet tanks. Low flow aerators on all faucets
- Durable, noise-dampening, plastic ½" hot and cold piped plumbing
- Shutoff valves on all sinks and toilets

### CONVENIENT LAUNDRY ROOM

- Insulation in all walls of the main or 2nd floor laundry room
- Single laundry tub with standard white base cabinet and post-formed white arborite laminate countertop in main or 2nd floor laundry room only (where shown on plan)
- Heavy duty electrical outlet for dryer and electrical outlet for washer
- Dryer vent to exterior
- Hot and cold water faucet niche with drain pipe for automatic washer (on main or 2nd floor laundry only)

### DETAILED INTERIOR TRIM

- Nine foot (9') ceilings on main floor permitting higher windows and higher (7' tall) doors and archways (except in areas where architectural design, mechanical or duct work require heights to be lowered). Eight Foot (8') ceilings on ground and second floor (except in areas where architectural design, mechanical or duct work require heights to be lowered)

- Natural finish oak stringer with Colonial or Square 1-5/16" oak pickets (where required) and oak handrail from basement door to second floor, and oak nosing around staircase opening on main and 2nd floors, as per plan. Basement stairs in paint grade finish where applicable, as per plan
- Molded 2-panel interior passage doors
- 4-1/8" colonial baseboard in finished areas, with colonial door stop in all laminate and tiled areas
- 2 ¾" colonial casings on all doors, straight archways and windows in finished areas
- All drywall applied with screws, using a minimum number of nails
- Chrome appearance (or equivalent) lever door handles and hinges (hinges not painted)
- All closets to have melamine shelving

### ELECTRICAL SYSTEM

- Three exterior waterproof electrical outlets, one at rear of home, one by the front door and one at front of the home for holiday lighting (latter includes interior switch)
- Circuit-breaker type panel with 100 Amp service
- Electrical copper wiring in accordance with Ontario Hydro standards
- Quality light fixtures in all bedrooms, kitchen, bathrooms, hallways, den, walk-in closets and family room. Dining room with capped electrical box. Great room with switch activated plug.
- Basement unfinished area light fixtures to be standard bulb type on single switch
- Electrical outlets in garage (one in ceiling for future garage door opener and one in wall)
- Electronic smoke detectors and carbon monoxide detector as per Ontario Building Code
- Electrical outlet in basement beside electrical panel
- Electric door chime at front door
- Rough-in cable TV outlets in living/great room, ground floor family room and master bedroom, with blank cover plates
- Rough-in telephone outlets in master bedroom and great room with blank cover plates
- White Decora style switches and receptacles throughout finished areas, as per Builder's specifications
- Ground fault interrupter protection in all bathrooms and powder room, as per Ontario Building Code

### ENERGY-EFFICIENT HEATING AND INSULATION

- Energy Star rated Low-E Argon (with insulated spacers), vinyl casement windows to front, sides (where applicable) and rear elevation, on ground, main and 2nd floor, installed with expandable foam at perimeter, caulked on the exterior shown on plans
- Energy Star rated forced air gas high efficiency (96%) furnace with electronic ignition ECM motor, vented to the exterior with ductwork pre-sized for future air conditioning. Location may vary from the location shown on plans
- Energy Star rated programmable thermostat centrally located on main floor
- The Purchaser acknowledges that the high efficiency gas tankless hot water system is a lease and agrees to execute a lease agreement before closing
- Energy-efficient 2" x 6" exterior walls with insulation to be R22, ceiling to be R60. Floors above unheated spaces to be insulated to R31
- Energy-efficient full height (within 6" of floor) basement insulation to R20
- Energy Star rated CFL lights installed where required
- Energy-efficient HRV (Heat Recovery Ventilator)
- Energy-efficient drain water recovery pipe

### INTERIOR PAINTING

- Interior walls to be painted with quality "washable", Low VOC (Volatile Organic Compounds) latex paint in your choice of one colour throughout finished areas from Vendor's samples.
- Interior doors and trim to be painted white in finished areas only
- All ceilings on ground floor, main floor and 2nd floor to be knockdown with smooth border. All bathrooms, main or 2nd floor laundry room (if applicable) and kitchen to have smooth ceilings

### FABULOUS FLOORING

- Your choice of quality imported ceramic floor tile from Vendor's standard samples, in front foyer, ground floor hall, kitchen, laundry, powder room and all bathrooms (as per plans). All ceramic floor tile to be laid on metal mesh and concrete coat
- Resilient laminate flooring in main floor great room, living room, main and side hall, dining room and family room where applicable
- Metal strip thresholds where ceramic flooring abuts other flooring



EXPLORE  
STYLISH TOWNHOMES IN HAMILTON

- 40oz PET (Polyethylene terephthalate) broadloom with 10mm underpad in all non-tiled, non-laminate, finished areas of the ground, and 2nd floor where applicable.
- 5/8" tongue and groove sub-flooring throughout to be glued, nailed and screwed down

### HOME SECURITY

- Entry-resistant framing, hinges, and striker plates, reinforced with extra-long screws on all exterior doors with additional blocking on all exterior door jambs

### ALSO INCLUDED

- Rough-in central vacuum system dropped to the basement with blank cover plates
- Quality engineered wood joist floor system on ground, main and 2nd floor for a stiffer, stronger, and quieter floor
- Steel beam and steel post construction in basement (where applicable)
- Poured concrete basement walls with heavy duty damp proofing and wrapped with air gap drainage membrane, or equivalent
- Poured concrete front porch and garage floors
- Poured concrete basement floor with drain
- Basement concrete floor cleaned and painted prior to closing
- All ducts professionally cleaned prior to closing
- Home Survey provided on closing at no additional cost

### WARRANTY COVERAGE

Ballantry Homes' warranty is backed by Tarion Warranty Corporation's "Excellent Service Rating" which assures you that the home is free from defects in workmanship and materials for one (1) year; free of defects in workmanship and materials on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows, doors, the building envelope and basement remains free from water penetration for two (2) years; and warranted against major structural defects for seven (7) years

