



FEATURES & FINISHES

Village Towns

Exterior

- Genuine clay brick with coloured raked mortar, architecturally selected as per elevation.
- Upgraded self-sealing, high-wind resistant shingles in specially blended colours with manufacturers thirty (30) year limited warranty.
- Pre-finished, low maintenance aluminum soffits, fascia, downspouts and cement board siding as per elevation.
- Stone veneer, soldier coursing, keystones, sills and other masonry detailing in brick and precast sills as per elevation.
- Exterior columns to be fiberglass or vinyl as per elevation. Porch railing, if applicable, to be low maintenance aluminum or vinyl, colour to be determined by Vendor.
- Architecturally controlled wood, vinyl, brick and/or pre-finished siding detailing including side gables as per elevation.
- Insulated steel front entry door with weather stripping as per plans.
- Energy Star qualified, Low-E Argon coloured vinyl casement windows on ground, second and third floors (excludes exterior sidelights and door inserts). Screens, multi-point locks and folding handles provided on all operational windows. Basement windows to be energy efficient Low-E Argon white vinyl sliders.
- Energy Star qualified Low-E Argon vinyl sliding patio door with screen, where applicable.
- Sectional roll-up garage door with window lites as per plans.
- Lot sodded and graded to the requirements of the Municipality. Side yards to be sod or gravel as determined by the Vendor (where applicable).
- Precast concrete slab walkway from driveway to front entry, precast step at front where applicable.
- One exterior frost-free water tap in garage.
- Satin nickel appearance front door grip set and dead bolt, decorative address plate, and black coach lights as per elevation. Location of address plate and coach lamps may vary with site conditions.
- Paved driveway (2 coats), in accordance with municipal requirements. Base coat to be installed within the 270 seasonal days as prescribed by TARION Warranty Corp or other governing authority, barring any municipal and/or subdivision requirements. Finish coat shall be done by the Vendor within 18 months of the base coat, paid for by the Purchaser on closing.
- Architecturally approved guidelines, with pre-selected colours and controlled streetscape with pleasing exterior colour schemes, styles, materials, and elevations.
- Quality caulking and spray foam insulation around all windows and doors.
- Safety door closer on door from garage to basement where applicable.
- Interior of framed garage walls and ceiling to be fully drywalled and taped, not to be sanded or painted. Garage ceiling insulated with “Icynene” or equivalent spray foam only where there is a finished room above. Exterior outside walls to be non-insulated.

Kitchen

- Custom quality kitchen cabinets with granite countertops with square edge profile from Vendor’s standard samples. Includes design features such as taller upper cabinets where applicable and as per plans.
- Undermount stainless steel double-bowl sink, with single-lever faucet with pullout spray (Arbor by Moen or equivalent).



- Deluxe two speed 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.
- Dishwasher space provided in kitchen cabinets with rough-in wiring and drain.
- Oversized island / breakfast bar to have dummy doors on back, as per plans.

Bathroom

- Chrome framed clear glass shower with Durock (or equivalent) cement board backing (if shown on plans).
- GFI protected electrical outlet for small appliances beside sinks in all bathrooms.
- Privacy locks on all bathroom doors.
- Chrome Moen single lever taps with pop-up drains in all vanities with white sinks.
- Chrome Moen single lever taps with pressure balanced scald control in all showers and bathtubs with showers.
- White bathroom fixtures and elongated toilets in all bathrooms. Powder room to have white pedestal sink as per plans.
- Purchaser’s choice of bathroom cabinets with colour coordinated kick plates and post-formed laminated countertops (excluding powder room) from Vendor’s standard samples.
- Purchaser’s choice ceramic tile for bathtub/shower enclosure walls (ceilings excluded, except for shower stall), from Vendor’s standard samples.
- Mirrors in all bathrooms (powder room to have oval mirror), with chrome bathroom accessories including towel bar and toilet tissue holder.
- Energy efficient water saver shower heads and toilet tanks.
- Low flow aerators on all faucets.
- Durable, 1/2” hot and cold piped plumbing supply lines.
- Shutoff valves on all sinks and toilets.



Laundry Room

- Single laundry tub with standard white base cabinet, faucet and post-formed white laminate countertop in laundry room where shown on plan.
- Heavy duty electrical outlet for dryer and electrical outlet for washer.
- Rough in dryer vent, vented to exterior.
- Hot and cold-water faucet niche with drainpipe for automatic washer.

Interior Construction

- Approximately nine-foot (9’) ceilings on ground floor and second floor, permitting higher windows and higher (7’ tall) interior doors and archways (except areas where architectural design, mechanical, or duct work require heights to be lowered).
- Natural finish oak stringers with square 1 5/16” oak pickets (where required) and oak handrail from ground floor to third floor, oak nosing around staircase opening on second and third floors as per plan. Basement stairs in paint grade finish, where applicable as per plan.
- Molded 2 panel interior passage doors.
- 4 1/8” baseboard in finished areas, with colonial door stop in all tiled and hardwood areas.

- 2 3/4” casings on all doors, straight archways, and windows in finished areas.
- Vaulted or cathedral ceiling as per plans and elevation.
- All drywall applied with screws, using a minimum number of nails.
- Satin nickel appearance lever door handles and hinges.
- All closets to have melamine shelving.



Electrical

- Potlight in primary ensuite shower ceiling (where applicable).
- Two exterior waterproof electrical outlets, one by the front door and one at front of the home for holiday lighting (receptacle for holiday lighting includes interior switch).
- 100-amp circuit-breaker type panel.
- Electrical copper wiring in accordance with Ontario Hydro standards.
- Quality light fixtures in all bedrooms, kitchen, bathrooms, hallways, den, study, living/dining room and walk-in closets. Basement unfinished area light fixtures to be standard bulb type on single switch.
- Electrical outlets in garage, one in wall and one in ceiling for future garage door opener.
- Electronic smoke detectors and carbon monoxide detectors as per Ontario Building Code.
- Electronic heat alarm (detector) installed in garage to help with providing early warning of potential fire hazards resulting in enhanced home safety.
- Electrical outlet in basement beside electrical panel.
- Dedicated electrical outlet for refrigerator.
- Electric door chime at front door.
- Rough-in RG6 outlets and CAT6 outlets in living room/dining room, primary bedroom, and den (or bedroom 2 if no den) with blank cover plates.
- White Décora style switches and receptacles throughout finished areas.
- Ground fault interrupter protection in all bathrooms and powder room.
- Two USB charger/duplex receptacles, one in kitchen and one in primary bedroom.
- Rough-in conduit provision for future vehicle charging outlet.

Energy Efficient Heating & Insulation

- Energy Star qualified Low-E Argon vinyl casement windows (with insulated spacers) at front, sides and rear of ground, second, and third floor (where applicable), installed with expandable foam insulation at perimeter.
- Energy Star qualified forced air gas high efficiency heating system with electronic ignition ECM motor and vented to the exterior. Location may vary from the location shown on plans.
- The Purchaser acknowledges that the high efficiency gas hot water system is a lease and agrees to execute a lease agreement before closing.
- 2” x 6” exterior walls and ceilings insulated to meet or surpass Ontario Building Code. Floors above unheated spaces to be spray foam insulated.
- Energy efficient qualified full height basement insulation to meet or surpass Ontario Building Code.
- Energy Star qualified lights installed where required.
- Energy Efficient ERV (Energy Recovery Ventilator) installed for better home energy efficiency.
- R50 attic insulation for reduced heat loss.

Smart Home

- Ballantry Connect Smart Package includes smart thermostat, front doorbell camera, leak detector; 2 smart electrical switches.
- USB integrated electrical outlets, one in kitchen and one in primary bedroom.

Painting

- All finished interior walls to be painted with superior quality “washable”, Low VOC (Volatile Organic Compounds) latex paint in Purchaser’s choice of one colour from Vendor’s standard samples.
- Interior doors and trim to be painted white in finished areas only.
- All ceilings on ground, second and third floors to be stipple with smooth border. All bathrooms, kitchen, and laundry room to have smooth ceilings.

Flooring

- Purchaser’s choice of quality 12” x 12” or 13” x 13” imported ceramic floor tile in foyer, kitchen (where shown on plans), laundry, powder room and all bathrooms (as per plans). All ceramic floor tiles to be laid on scratch coat and chosen from Vendor’s standard samples.
- Metal strip thresholds where ceramic flooring abuts other flooring.
- Mosaic tile for shower floor.
- Approximately 3 1/4” wide natural engineered hardwood flooring in the non-tiled areas of the second floor from Vendor’s standard samples.
- 40 oz. broadloom with 10mm underpad in all non-tiled areas of the ground and third floor. Broadloom on main stairs from ground floor to third floor.

Also Included

- Entry resistant framing, hinges, and striker plates, reinforced with extra-long screws on all exterior doors and additional blocking on all exterior door jams.
- Privacy screen between homes on second and third floor (where indicated on plans).
- Steel beam and steel post construction in basement (where required).
- Upgraded quality engineered wood joist floor system.
- 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.
- Exterior front porch may have step(s), if required by grade.
- Poured concrete basement floor with drain.
- Basement concrete floor to be cleaned and painted prior to closing.
- All ducts to be professionally cleaned prior to closing.
- Architecturally predetermined siting and exterior colours as per Vendor’s Exterior colour package.
- Survey provided on closing, at no additional cost to the Purchaser.



WARRANTY & DISCLAIMERS

- Warranty backed by Tarion Warranty Corporation. The home is free from defects in workmanship and materials for one (1) year and the home is free of defects in workmanship and materials on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows, doors and the building envelope and basement remains free from water penetration for two (2) years. The home is warranted against major structural defects for seven (7) years.
- The home is subject to conditions of the Purchase and Sale Agreement.
- Purchaser's choice of interior colours and materials from Vendor's samples if not yet ordered or installed, provided that colours and materials are available from suppliers, and Purchaser agrees to select the colour and material within 10 days after being requested to do so, otherwise the Vendor reserves the right to choose the colours and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor's choice of colours and materials.
- All plans, elevations and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code, the National Building Code and Municipal or Architectural requirements.
- Guarantee on workmanship and materials in accordance with Tarion Warranty Corporation. Purchaser acknowledges that the Tarion Warranty Corporation enrolment fee is based on the sale price herein. Enrolment fee is to be paid by the Purchaser as an adjustment on closing.
- House types and streetscapes subject to final approval of the municipal or Developer's Architectural Committee and final siting and approval of the Vendor's architect.
- Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- The Purchaser shall indemnify and save the vendor, its servants and agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the real property or any part of the subdivision of which the real property forms a part whether with or without the authorization, expressed or implied, of the Vendor.
- Number of front steps may vary and front elevations (brick, building stone, columns, railings etc.) may accordingly be modified from that shown according to grading conditions and/or municipal requirements.
- Interior areas of the plan may have to be lowered to accommodate grading.
- Laundry room layout, back hall and/or stairs may be dropped, altered, or eliminated in order to accommodate municipally approved grading and drainage requirements.
- The Purchaser acknowledges that broadloom, furniture, electrical fixtures, drapes, ceramic flooring, upgrade kitchen cabinets, stained floor, staircase and railing, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc. may be for display purposes only and may not be of the same grade or type or not necessarily be included in the dwelling unit purchased herein.
- Purchasers are advised that transitional areas between different types of flooring may result in different heights and that reducers will be used by the Vendor to reduce the difference in height.
- The Builder has the right to substitute materials of equal or better quality.
- Siting requirements may require the Vendor to site the house as a reversed model (mirror image) and Purchaser agrees to accept the same.

Specifications are subject to change without notice. E.&O.E.



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