



FEATURES & FINISHES

Detached Homes

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, stucco, cement board siding, aluminum cladding, 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 and rear gables, as per elevation.
- 8' insulated steel front entry door(s) with decorative glazing (where applicable) and weather stripping as per plans.
- Energy Star qualified, Low-E Argon vinyl casement windows on ground and second 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(s) with window lites as per elevations.
- 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 and rear doors where applicable.
- Two exterior frost-free water taps (one in the garage and one at the side near the rear of home or at rear).
- Satin nickel appearance front door grip set and dead bolt, decorative address plate, and black front and rear coach lamps 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 interior (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.
- Where decks are required at the rear patio door due to grade conditions (lookout basement), a pressure treated wood deck with stairs to grade at rear, taller existing windows only at rear of home in basement are standard and is included in the extra premium that is paid or to be paid for a look out basement, where applicable.
- Where walkout basement conditions are applicable the following features are standard and is included in extra premium for a walkout basement:



Juliette railings, basement sliding patio door (as per plan), oversized basement vinyl windows (on rear elevation only), additional brick, framing, insulation, and additional exterior light and electrical outlet where applicable (no stairs to grade).

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).
- Two 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.
- Dishwasher space provided in kitchen cabinets with rough-in wiring and drain.
- Oversized island / breakfast bar with dummy doors on back, as per plans.
- Walk-in pantry with melamine shelves or cabinet pantry, where shown on plans.

Bathroom

- Primary ensuite to include free standing acrylic soaker bathtub with deck mounted faucet (if shown on plans).
- Double sinks in primary ensuite bathroom, if shown on plan as standard.
- Chrome framed clear glass shower with Durock (or equivalent) cement board backing (if shown on plans).
- GFI protected electrical outlets 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 pedestal sinks in powder rooms as per plan.
- White bathroom fixtures and elongated toilets in all bathrooms.
- Purchasers 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 of ceramic tile for bathtub/shower enclosure walls (ceilings included), 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 and faucet, with standard white base cabinet and post-formed laminate countertop in ground or second floor laundry room only (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; 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 staircase with square 1 5/16” oak pickets (where required) and oak handrail from basement door to second floor; oak nosing around staircase opening on main and second 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).
- 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 (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, dining room, living room, bathrooms, hallways, den, family room and walk-in closets (where applicable). Basement unfinished area light fixtures to be standard bulb type on single switch.
- Electrical outlets in garage (one in ceiling (if single garage door) for future garage door opener and one in wall, and two in ceiling if double garage doors).
- 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.
- Electric door chime at front door.
- Rough-in RG6 outlets and CAT6 outlets in family 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.
- 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 and second 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.
- High efficiency gas hot water system. The purchaser acknowledges the 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.
- Solar ready trusses to support future solar panels.

Smart Home

- Ballantry Connect Smart Home Package includes smart thermostat, front doorbell camera, leak detector, and 2 smart electrical switches.
- Two USB charger/duplex receptacles, 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 and second floor to be stipple with smooth border. All bathrooms, kitchen, ground or second floor laundry room (where applicable) to have smooth ceilings.

Flooring

- Purchaser’s choice of quality 12” x 12” or 13” x 13” imported ceramic floor tile, in foyer, kitchen, laundry, mudroom, 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 from Vendor’s standard samples.
- Approximately 3 1/4” wide natural finished engineered hardwood flooring in the non-tiled, non-carpeted areas of the ground floor; and in the second floor hallway (where applicable) from Vendor’s standard samples.
- 40 oz. broadloom with comfortable 10mm underpad in all bedrooms.

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.
- Steel beam and steel post construction in basement (where required).
- Upgraded engineered wood joist system on main and second floor.
- Poured concrete basement walls with heavy duty damp proofing and wrapped with Delta 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 Taron 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 Taron Warranty Corporation. Purchaser acknowledges that the Taron 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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