



STANDARD LUXURY FEATURES AND FINISHES

EXTERIOR FEATURES

1. Impressive Arriscraft Stone sills, stone veneer and max size clay brick from Canada Brick
2. Oversized expansive windows that brighten every day
3. Private outdoor balconies, patios or porches, as per plan

MODERN FEATURES

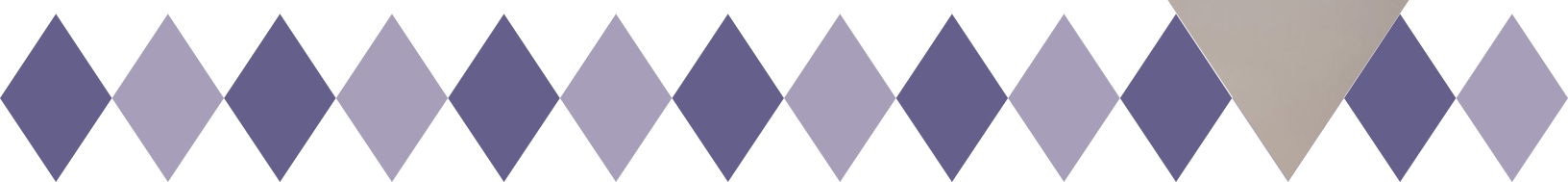
1. Natural oak handrails with metal pickets
2. Modern panel shaker interior passage doors throughout, including all closets, as per plan
3. Extra deep 5-1/2" MDF wall baseboard with 3-1/4" trim
4. Satin nickel finish handle interior door hardware
5. Maintenance-free energy-efficient white vinyl windows
6. Contemporary smooth ceilings throughout

TOP OF THE LINE KITCHEN

1. Beautiful quartz kitchen countertops
2. Stylish contemporary kitchen cabinetry
3. Modern undermount stainless steel sink with Moen single lever pull-out faucet
4. Rough-in for future dishwasher
5. OTR microwave hood fan
6. Heavy-duty receptacle for stove
7. Dedicated electrical outlet for refrigerator
8. Counter level split electrical outlets conveniently located for small appliances

LUXURIOUS BATHROOM AMENITIES

1. Quartz countertops to bathroom vanities
2. Beautiful high quality ceramic wall tiles in tub and shower enclosure to ceiling height
3. Modern Moen faucets in all sinks
4. Pressure-balance valves in all showers
5. Designer-chosen mirrors in all bathrooms and powder rooms
6. Classic white bathroom fixtures from vendor's standard samples
7. Sleek framed glass shower door in ensuite bathroom, as per plan
8. Acrylic bathtubs, as per applicable plan
9. Electrical outlets for small appliances beside vanity in all bathrooms
10. Exhaust fans in all bathrooms to be vented to the exterior
11. Privacy locks on all bathroom doors
12. Single-lever washer-less faucets with pop-up drains in all vanities
13. Floor and Wall tiles in bathroom are porcelain.



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LAUNDRY FEATURES

1. Heavy duty electrical outlet for washer and dryer
2. Dryer vented to exterior

FLOORING

1. Beautiful high quality laminate flooring in finished area
2. Beautiful ceramic tile flooring, 12" x 24", is standard in the powder room, all bathrooms and laundry room, from vendor's standard samples, as per plan
3. Luxurious 36oz broadloom with under-pad in bedrooms. Standard carpeted flooring on main floor non-tiled areas, the stairs and upstairs hallways

ELECTRICAL

1. 100-amp electrical service with circuit breaker panel
2. Decora-type white switches throughout
3. Six (6) potlights per unit at minimum as specified in the project documents
4. Switch-controlled receptacle, in living room
5. Strobe light smoke detectors on every floor in every room and hallway
6. Reassuring carbon monoxide detector
7. Electric door chime with the doorbell at front entry
8. Copper wiring throughout
9. Builder standard light fixtures in all specified locations, including bedrooms, living areas, hallways, and bathrooms

COMMUNICATION AND DATA

1. Smart Home System
2. 3 Bell CAT 5 rough-ins in kitchen, family room and primary bedroom
3. 2 TV/Data CAT 6 rough-ins, primary bedroom and family room
4. All data cables to be properly labeled and tested to verify functionality and performance

APPLIANCES

1. 5-piece Whirlpool Appliances Package (includes: Top-Freezer Refrigerator, Electric Range, Dishwasher, Over-the-range Microwave, Washer & Dryer)

HEATING/INSULATION

1. Forced air heating and cooling system with smart controlled thermostat
2. Quality insulation as per Ontario Building Code requirements
3. ERV (Energy Recovery Ventilator unit), simplified installation
4. A high-efficiency combi-boiler

Building Component	Minimum RS or Maximum
Thermal Insulation	Nominal
Ceiling with Attic Space	R60
Ceiling without Attic Space	R31
Exposed Floor	R31
Walls Above Grade	R22
Basement Walls	R20

TARION WARRANTY CORPORATION COVERAGE

The Builder shall have the right to substitute other products and materials for those listed in the schedule or provided for in the plans and specifications provided that the substituted materials are of equal to or better quality than the products and materials listed or provided. Colours and specific finishes will depend on Builder's package as selected. All specifications are subject to change without notice. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. All suites protected under the Tarion Warranty Corporation. E. & O.E.

