



Building Features:

- Unique designs and elements.
- Exterior walls with aspenite or other to maximize R value and structural integrity.
- Architectural asphalt shingles.
- ¾" Engineered sub-floor.
- Triple glazed windows for increased energy efficiency.
- Porches are a gracious feature on many of the builder's homes. Where provided, porches are poured concrete deck.
- All operating windows have screens.
- Pave stone detailing and enhanced exterior stairs, where applicable.
- Aluminium soffits, fascia, eaves troughs and downspouts.
- Insulated fiberglass front entry with glass inserts and transom per elevation, with weather stripping and deadbolt lock, as per applicable plan (NOTE: no glass on some elevations – see plan.)
- Minimum R60 in attic ceiling.
- Garage ceilings are sprayed with foam insulation where a room is present above providing an air tight seal under living area.
- Larger Basement Windows.
- Garage common walls drywalled with one coat of tape compound.
- All lots fully sodded.
- All building envelope perforations, including doors and windows are to be fully caulked.
- Foundation wrapped with a superior drainage membrane to protect from water penetration.
- Enhanced paintable/stainable front door.
- Insulated garage door.

Interior Features:

- 9' foot ceilings on main and 8' in loft when applicable except in areas where architectural designs, mechanicals or duct work require ceiling height to be lowered.
- Natural oak railings are standard.
- Dead bolts on all exterior swing doors.
- Interior walls will be primed then painted with two coats, all interior doors and trim finished in white acrylic semi-gloss paint.
- Superior carpet with enhanced underpad.
- Hardwood in select areas as per builder selection's.
- Ceramic in select areas as per designer options.
- One 12" solid shelf in all closets, linen closets to include four 16" solid shelves as per plan.
- With loft option, natural oak hardwood stairs are standard to loft.

Laundry Area:

- Hot and cold laundry taps for washer and heavy duty wiring for dryer.
- Exterior exhaust for dryer.

Kitchen & Bath Features:

- Elevated kitchen Cabinetry as per builder selections. Standard height of upper kitchen cabinets is 36 inches. Space saving bank of drawers included, bulkheads in kitchen are standard.
- Crown moulding on all kitchen cabinets.
- Under cabinet kitchen lighting and valance.
- Bank of pot drawers in kitchen.
- Roll out garbage and recycling drawer in kitchen.
- Backsplash in kitchen from builder's standard selection.
- Stone countertops are standard in Kitchen.
- Opening provided in kitchen cabinets for future dishwasher c/w electrical and plumbing rough-in only. Hook up costs not included.
- Undermount double stainless steel kitchen sink with designer faucet.
- Third plumbing line roughed-in for future water softener.
- Split electrical outlets at counter level for small appliances as per plan.
- Where applicable, main bathroom includes purchaser's choice of cabinetry with countertop. Main bath includes a top drawer if space is available on layouts.
- Mirrors are installed in all bathrooms approximately the width of the vanity (2" – 4" less) and 36" high.
- Where applicable, main bathroom to have 5ft. tub with ceramic tile installed to the ceiling above the tub with adjustable curtain rod applied; tile laid out in straight rows (not diagonal).
- Each bath has a fitted towel bar and toilet paper holder.
- Single lever faucet in all bathrooms with pop-up drains.
- All toilets are water saving, low flush design.
- Vented exhaust fan in all bathrooms.
- Privacy locks on all bathroom doors.
- All showers and fixtures have pressure balanced non-scalding valves.
- Polyethylene piping for hot and cold waterlines.
- Glass shower with niche and heated floor in ensuite bathroom.

Our Standard Features



Electrical & Mechanical Features:

- Two gas fireplaces with designer surround.
- 12 pot lights including 6 dimmers.
- High efficiency Heat Pump.
- USB Outlets in select areas.
- Smart programmable thermostat.
- 200 amp electrical service with circuit breakers.
- Exterior weatherproofing electrical receptacles at the front and rear of each home connected into a ground fault interrupt safety circuit.
- Smoke detector on each floor including the basement all interconnected.
- Carbon Monoxide detector installed on bedroom level as per building code requirements.
- Automation and smart features available.
- Copper wiring and receptacles to electrical code requirements.
- Energy Recovery Ventilation system included as standard.
- Rental power vented, insulated, gas-fired hot water heater.
- Two exterior water taps, one in garage and one at the rear of the house.

Colour Selections & Finishing:

- Structural upgrade features must be completed at time offer becomes firm. All interior colour and finishing selections are to be made from builders samples within 30 days of a firm offer – no changes are permitted after colour chart is forwarded. The purchaser acknowledges and agrees that variations in colour and shade uniformly may occur and the colours, patterns and availability of samples displayed in the sales presentation centre and model homes may vary from those displayed and available at the time of the colour selection.
- Purchaser to have choice of colour and materials available from vendor's samples or Design Packages.

Tarion Warranty Information:

- 7 Years – major structural defects.
- 2 years – plumbing, heating and electrical systems and building envelope.
- 1 year – all other items.
- Pre-delivery Inspection (PDI) will be conducted with the builders' representative and the purchaser (or designate) on or before the date of possession.
- Homeowner Information Package (HIP) will be delivered to the purchaser at or before the PDI.

General Information:

- All other specifications as per plan, all references to finished room sizes in sales information in this contract are approximate and for presentation purposes only. Actual square feet may vary slightly depending on the elevation or plan selected.
- Number of step at front and rear may vary from that shown according to grading conditions and municipal requirements.
- Variations in uniformity and colour from vendors sample may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to production process.
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. It is recommended that a dehumidifier is used in the house to control humidity levels.
- Ceilings and walls may be modified to accommodate mechanical systems.
- All levies and servicing hook-up costs are included.
- Specifications are subject to change without notice. Builder has right to substitute materials of equal or better value. A wide variety of upgrades and options are available.

Standards The Way They Should Be:

- 9' ceilings on main are standard.
- Backsplash in kitchen is standard.
- Soft-close cabinetry in kitchens and bathrooms is standard.
- Valance lighting in kitchen is standard.
- Oversized designer baseboard and casings on 9' main floor are standard.
- Towel bars and toilet paper holders in all baths.
- Bluetooth garage access.
- Net Zero Ready Build specs.
- Solid surface counters in all locations.