

# The FEATURES



## PHASE VII

### EXTERIOR

- Choice of clay brick exterior with coloured mortar. Colours to be predetermined by Architect as per colour scheme.
- Prefinished, virtually maintenance free aluminum soffits, fascia, eavestroughing and downspouts.
- Sandstone or similar front window sills, with keystone on top of lintel, as per plans.
- All vinyl, virtually maintenance free windows. Casement front windows with colonial bars.
- Front entry door upgraded to fibre glass clad, insulated. Sidelight, as per plans.
- Antique brass plated grip set, and dead bolt on front entry door.
- Decorative house numbers.
- Carriage design series garage doors upgraded with windows, as per plans.
- Precast concrete slabs on front walkways as per plans.
- Heavy duty, vinyl double sectional Sliding Patio Door to rear yard. Extra Sliding Patio Door included in walkout Basement condition.
- 25-year manufacturer's warranty, self-sealing asphalt shingles per Architectural colour scheme.
- Front and rear lawns to be fully graded and sodded.
- All Exterior Doors & Windows to be fully caulked with upgraded, rubberized, slow setting, premium quality caulking.
- 2 stage, asphalt-paved driveway.
- For ENERGY STAR® qualified home upgrades, consult our specifications.

### BATHROOMS

- Quality vanity cabinets with Durable Arborite or Formica countertops.
- All sinks & tubs to be fitted with Chrome finish, single lever faucets.
- All vanity sinks fitted with shut off valves.
- Wall mounted Glass Plate Mirror on top of all vanities.
- Privacy locks on all Bathroom doors.
- Choice of cabinets from builder's standard samples.
- Choice of Ceramic tiles in bathtub up to ceiling, and shower enclosure.
- Choice of Ceramic tiles around deck mounted tub, as per plans.
- For ENERGY STAR® qualified home upgrades, consult our specifications.

### KITCHEN

- Choice of Quality Kitchen cabinets chosen from builder's standard samples. Opening to be provided for dishwasher.
- Rough-in plumbing and electrical provided for dishwasher.
- Double compartment stainless steel Kitchen sink with single lever faucet.
- Kitchen faucet fitted with shut off valve.
- Durable laminate countertops.
- Choice of White or Almond two-speed exhaust range hood vented to exterior.
- Heavy duty wiring & receptacle provided for electric stove.
- For ENERGY STAR® qualified home upgrades, consult our specifications.

### INTERIOR

- Decorated Texture Finish Ceilings, with smooth border (Except Kitchen and Bathrooms to be smooth finish).
- Choice of Quality 12"x12"/13"x13" Ceramic tile floor in Foyer, Kitchen, Breakfast area, Laundry, Powder room and Bathrooms.
- Choice of Quality wall to wall broadloom with underpad in Living room, Dining room, Bedrooms, Hallways and main floor stairs. Choice of two colours throughout.
- Solid Oak handrails and pickets set on oak veneer stringers, and carpeted stairs.
- Modern profile on 5 1/2" baseboard and 2 3/4" casing.
- Decorative columns set on capped 1/2 walls, as per plans.
- Trimmed archways, as per architect.
- Modern, smooth, 2 panel square, Interior Doors with modern satin nickel finish straight lever handles.
- Closet Doors to be same as Interior Doors, unless otherwise indicated in plans.
- R50 Insulation in attic, R22 on exterior habitable walls, R12 wrap insulation on basement walls down to 6" from slab.
- Laundry to be fitted with heavy duty receptacle for clothes dryer, all connections for washer. Single laundry tub and dryer vent to exterior.
- All walls to be painted with Primer and one coat of finish paint of an off-white colour throughout. Trim and doors to be accented in white.
- For ENERGY STAR® qualified home upgrades, consult our specifications.

### HEATING SYSTEM

- H.R.V. (heat recovery ventilator) to control the humidity and add comfort to home living.
- Lennox or equivalent, high efficiency forced air gas furnace. Rough-in central air conditioning (sized ducting and thermostat wiring only).

### ELECTRICAL SYSTEM

- 100 Amps. Electrical system with circuit breaker panel and copper wiring throughout.
- Heavy duty receptacle for stove, washer and clothes dryer.
- One weatherproof electrical outlet at the rear of the house, one standard inside the garage.
- 2 Black Coach Lamps in front of garage. Front Door Chimes.
- 2 Smoke Detectors, plus 1 combined Smoke and Carbon Monoxide Detector.
- Elegant, Standard electrical light fixtures in all rooms except:  
1) Living Room and Family Room (if applicable) to be fitted with an electrical outlet for side lamps, controlled by separate switch.
- For ENERGY STAR® qualified home upgrades, consult our specifications.

### STRUCTURE

- 2" x 6" construction on exterior walls. Insulated with R-22 Fibre Glass Insulation.
- Steel beam and post construction in basement.
- Roof constructed with engineer certified trusses.
- Roof sheathing with 3/8" Plywood.
- All sub floors to be nailed, sanded and fastened with screws to joists.
- 9' ceilings on main floor, and 8' ceilings on second floor.
- For ENERGY STAR® qualified home upgrades, consult our specifications.

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