

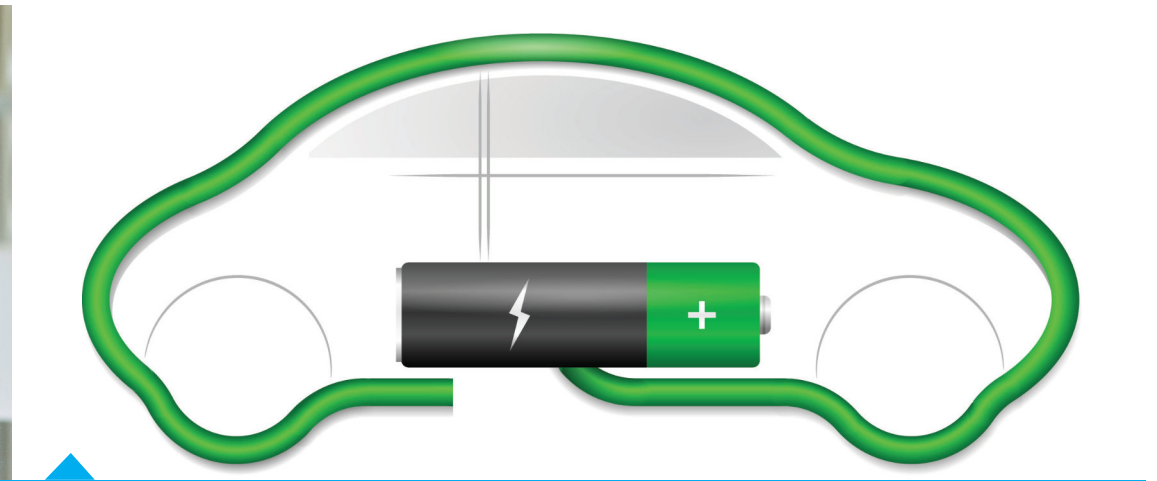
Oak Railings w/ Metal Pickets



12" x 24" Floor Tiles



Pullout Designer Kitchen Faucet



Electric Vehicle Charger Rough-In In Garage

designer living

LANCASTER HOMES offers unique features & finishes, included with every purchase. Stylish ones that you will love!



Actual features and finishes may differ and are subject to change without notice, as per applicable plan. Please refer to Lancaster Schedule B for more detailed information. Photos are for representation purposes only. *Where applicable. **Backsplash not included. E.&O.E.



SIMCOE LANDING
KESWICK

Rough-In Central Vac

Natural Gas Line To Rear Of House

Two Stage Asphalt Driveway

9' Ceiling On Main Floor

Decora Switches

Floating Style Vanities In 2nd Floor Bathrooms

Rain Showerhead in Master Ensuite Shower*



8' Sliding Door To Backyard*

USB Outlets

Chimney Style Hood Fan**

Vacuum Kick Plate

Frameless Glass Shower*



QUALITY APPOINTMENTS

GENERAL EXTERIOR

- Clay brick exterior and/or vinyl and/or stone with coloured mortar or other materials, as per plan. Colours to be predetermined by architect as per colour scheme.
- Prefinished aluminum soffits, fascia, eavestroughing and downspouts.
- Sandstone or similar front window sills, keystone on top of lintel where brick and/or stone is below, as per plan.
- All casement vinyl windows. Front windows to include colonial bars and transoms, as per plan.
- Double doors or single with sidelights and transom as per plans.
- Antique black plated (or similar) grip set, and dead bolt on front entry door.
- Decorative house numbers.
- Roll up garage doors with windows, as per plans.
- Precast concrete slabs on front walkways, as per plans.
- Walkout Condition: 5' sliding patio door and additional windows in basement, main floor wood deck.
- Lookout Condition: Main floor wood deck and larger windows at rear of home in basement.
- 25-year manufacturer's warranty, self-sealing asphalt shingles per pre-determined colour scheme.
- Front and rear lawns to be fully graded and sodded.
- All exterior doors and windows to be fully caulked with premium quality slow setting caulking.

SPECIAL FEATURES INCLUDED AT NO EXTRA COST

- 12"x24" ceramic tiles on floors in tiled areas installed in stacked pattern.
- Rain shower head in master bedroom ensuite.
- Frameless glass shower enclosure in master bathroom, as per plan.
- Decora switches and outlets throughout.
- Solid oak handrails and metal pickets on stairs in finished areas, set on solid oak nosing where applicable.
- Electrical outlet with USB charging jacks in kitchen and master bedroom.
- Accent coloured island in kitchen, as per plan.

- Two stage asphalt-paved driveway.

BATHROOMS

- Quality vanity cabinets with durable laminate countertops.
- All sinks and tubs to be fitted with chrome finish, single lever faucets.
- All vanity sinks fitted with shut off valves.
- Oval Roman Bath Tub in Master Ensuite, with choice of ceramic tiles for tub surround, as per plans.
- Wall mounted glass plate mirror on top of all vanities.
- Privacy locks on all bathroom doors.
- Choice of cabinets from builder's samples.
- Choice of ceramic floor and wall tiles from builder's standard samples.
- Choice of ceramic tiles around deck mounted tub from builder's standard samples.

KITCHEN

- Choice of premium kitchen cabinets with durable laminate countertops from builder's standard samples.
- Rough-in plumbing and electrical provided for dishwasher (wire only). Opening to be provided for dishwasher.
- Double compartment stainless steel kitchen sink with designer single lever pull-out faucet.
- Kitchen faucet fitted with shut off valve.
- Wiring and receptacle provided for electric stove.

INTERIOR

- Decorated texture finish ceilings, with

smooth border (except kitchen and bathrooms to be smooth finish).

- Quality wall-to-wall broadloom with underpad in main floor hallway, living room, dining room and family room, bedrooms, 2nd floor hallways and main floor stairs. Choice of two colours throughout.
- 2 ¾" Casing on Windows and Doors with matching 5 ½" Baseboard in finished areas.
- Upgrade, smooth, 2-panel interior doors.
- Closet doors to be same as interior doors, unless otherwise indicated in plans.
- Laundry to be fitted with receptacle for clothes dryer. Single laundry tub and dryer vent to exterior, as per plans.
- 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.

HEATING SYSTEM

- H.R.V. (heat recovery ventilator) to control humidity and improve heating efficiency in the home.
- High efficiency forced air gas furnace. Rough-in central air conditioning (sized ducting and thermostat wiring only).

ELECTRICAL SYSTEM

- 200 amps electrical system with circuit breaker panel and copper wiring throughout.
- Receptacle for stove, washer and clothes dryer.
- Pre-wiring for Telephone (Living room, Kitchen and all Bedrooms).

- Two roughed-in receptacles wired for High Speed Internet (CAT-6 WIRE) to be provided in Living Room and Master Bedroom.
- Pre-wiring for cable. One outlet in Living room or Family room and one in Master Bedroom.
- Two weatherproof electrical outlets. One at the exterior-rear of the house and one at the exterior-front of the house.
- Two black coach lamps in front of garage and one near front door. Front door chimes.
- Smoke detectors and carbon monoxide detectors as per Ontario Building Code requirements.
- Standard electrical light fixtures in all rooms except Living Room and Family Room (if applicable). The Living Room and Family Room (if applicable) to be fitted with an electrical outlet for side lamps, controlled by separate switch.

STRUCTURE

- 2" x 6" construction on exterior walls.
- Steel beam and post construction in basement, as per plan.
- 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.

plan.

- Two (2) hose bibs with independent shut off valves, one in the garage, one at the rear of the house.
- Choice of elegant glass insert for front entry door.
- Natural Gas Line for BBQ at rear of house.
- Taller upper kitchen cabinets to compliment 9' ceilings.
- Taller main floor window height to compliment 9' ceilings.
- Vacuum kickplate in kitchen.
- Rough-in for electrical vehicle charger in garage.
- Sloped, mosaic floor drain in second floor laundry, as per plan.

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