

121 East siteplan



DISTINCTIVE FEATURES

EXTERIOR CONSTRUCTION

- Architecturally distinctive exteriors with bold clay brick and stucco, including superior mouldings, stone, arches, and other strikingly designed details and materials (*brick/stone colours architecturally controlled by builder*)
- Stunning home designs featuring convenient and elegant porticos, expansive picture windows, distinctive roof features and decorative rectangular columns
- Exterior railings on front elevations to be black aluminum (*as per elevation, and where grade permits*)
- Ornately designed accent railing†
- Poured concrete lower level floors.
- Engineered flat roofing system providing protection against extreme weather conditions
- Durable, low-maintenance, pre-finished aluminum soffits, fascia, eavestrough, downspouts and ceilings of front covered porches
- Lush and green fully sodded front and backyards
- Handsomely paved patio*
- Premium maintenance free vinyl casement windows with low-E glass throughout, basement windows are sliding. Screens provided for operating windows. All windows and outside door frames to be caulked

- Convenient sliding patio doors leading to rear†
- High-security quality door hardware package including grip-set and deadbolt lock, with hinges and striker plates reinforced with extra-long screws, plus architectural pleasing exterior lights on front façade
- Garage walls completed with drywall and prime paint
- Double frame demising walls or acoustically treated stud party dividing wall between homes, *where applicable*
- Stunning rear wood decks† (*where grade permits*)
- Convenient rear-gas connection on balcony for BBQ
- Durable sectional roll-up garage door(s)
- Paved driveway for convenience
- Painted exterior *where applicable*
- Municipal address plaques at front elevation, location to be determined by builder
- Concrete front door entry steps, *as per grade*

FRAMING

- 2" x 6" Exterior wall construction with R-22 insulation, R-60 in attic, R-20 continuous on lower level walls exceeding Ontario Building Code. Expanding foam insulation to be R-31 to all garage ceilings with finished areas above
- Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation
- High-quality roof trusses
- To minimize noise and movement, all subfloors are 5/8" plywood tongue and groove. Glued, screwed, and sanded prior to finishing
- Structural steel beams and posts
- Sub-floors constructed using engineered floor joist system

INTERIOR

- Elegant archways and half walls are trimmed in wood with a painted finish
- All interior wood doors, trim and woodwork is primed and painted classic white
- Colonial 3" (*with backband*) casing, doors and archways in all finished areas. Primed and painted
- Colonial 5/4" baseboards throughout finished area. All to be primed and painted
- Elegant smooth finished doors throughout†. All to be painted
- Superior elite lever type hardware in a brushed nickel finish with matching hinges. Privacy locksets in all bathrooms for convenience
- Quality durable latex paint on interior walls (*choice of 3 colours*)*
- Choice of 3 walls to be wallpapered from builder's standard samples (*1 wall in master, dining and powder room*)
- Ground level ceiling height: 9ft.
Door and arch openings: 6 ft 8".
Main level ceiling height 10ft, with 8ft door openings.
Second level ceiling heights: 8ft with 6ft 8" doors.
Lower level ceilings: 8ft.
- Smooth ceilings on all levels
- Stunning applied moulding on dining room ceiling
- Elegant drop ceiling above kitchen island with decorative treatments
- Cold cellar complete with weather-stripped steel insulated door†

- Elegant oak staircase with oak veneer stringers and oak nosing from ground level to main level and main level to second level

- Elegant 2 5/16" wooden oak pickets with 2 5/8" o lid oak handrail on stairwells to finished areas†
- Private in-home 2-person elevator leading to all levels, optional

FLOORING

- Quality 12" x 12" porcelain floor tiles in front & rear foyer, powder rooms, kitchen and bathrooms*
- Quality 24" x 24" porcelain floor tiles in main ensuite bathroom*
- Exquisite pre-finished 5/2" oak hardwood flooring throughout family room, living room, dining room, main hall and upper hall*

KITCHEN

- Custom designed Italian kitchen cabinets with wide choice of styles and finishes†
- Extended-height upper cabinets†
- Premium quartz countertops from builder samples
- Double under mount stainless steel sinks with chrome single lever pullout spray†
- Rough-in electrical and plumbing for dishwasher
- Kitchen to include 1st upgrade backsplash above kitchen countertop*
- Integrated 6" exhaust fan vented to exterior
- Rough-in natural gas connection for future gas stove
- Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator†

BATHROOMS

- Luxurious upgraded Italian bathroom cabinetry with quartz countertops*
- Porcelain wall tile on bathtub enclosures
- All showers to receive tiled walls including ceilings†
- Exhaust fans in all washrooms, vented to exterior†
- Recessed light in all shower stalls
- Premium plumbing fixtures in all bathrooms (*excluding laundry room*)

- 42" tall mirrors above all bathroom vanities† (*width will vary*)
- White sinks, toilets and tubs throughout
- Master ensuite tub with mounted faucets†
- Shut-off valves to all bathroom sinks and toilets
- Chrome single-lever, pressure-balanced, temperature-controlled shower faucets for comfort and safety
- Privacy locks on all bathroom doors

ELECTRICAL

- Interior light fixtures in all rooms, hallways and walk-in closets†
- Coach lights on front elevations including light at rear door(s) *as per elevation*
- All bathrooms have electrical receptacles with a ground fault interpreter (GFI)
- 200-amp circuit breaker panel to utility authority standards
- Convenient ceiling plug in garage for future garage door opener†
- Weather-proof electrical receptacle in the rear yard and front porch
- Inter-connected smoke detectors with strobe lighting on each level including basement
- Electric door chime
- Carbon Monoxide detector(s)
- The purchaser acknowledges that the hot water tank will be installed on a lease-to-lease basis by a supplier to be designated by the vendor
- Copper wiring throughout
- Heavy duty cable and outlets for range, vented to outside
- White decora switches and receptacles throughout
- 20 pot lights on ground and main levels
- One 120-volt receptacle for future gas stove in kitchen
- Rough-in pre-wiring for TV at 3 locations and internet at 2 locations
- Rough-in wiring for telephone at 2 locations

HEATING

- Direct vent gas-fired high-efficiency forced air furnace installed with EMC motor
- Heat Recovery Ventilation Unit (HRV) system
- Ducting sized for air conditioning
- 6" exhaust fans in kitchen, bathrooms and laundry room to be vented to exterior
- Quality digital thermostat
- Outside venting for dryer
- One natural gas fireplace with porcelain tile surround†

PLUMBING

- Flexible water pipe solution using PEX pipe to minimize noise
- All sink basins and plumbing fixtures to include shut-off valves
- Exterior water taps have inside shut-off valves, located at the rear of house and in the garage
- Rough-in plumbing for kitchenette and laundry at ground level (*as per drawing*)
- Rough-in 3 piece in lower level for future bathroom (*as per drawing*)

PEACE OF MIND: ROUGH-IN SECURITY AND CENTRAL VAC

- Rough-in central vac to all levels
- Rough-in security at front door, rear door, door to garage and first floor windows
- Rough-in security keypads at front door
- Rough-in for front-door surveillance camera
- Rough-in for motion sensors on main floor

WARRANTY

Backed by the "Tarion" Ontario New Home Warranty Program for a period of one year after closing.

Complete Customer Service Program for a period of one year after closing. "Tarion" Ontario New Home Coverage includes 7 years major structural defects; 2-years - plumbing, heating and electrical system and building envelope; 1 year- all other items.

DISCLAIMER

* All choices of colours and styles are to be made from vendors samples

† As per plan. The purchaser acknowledges that the floor plan may be reversed

HOMES	PACKAGE	INTERIOR	EXTERIOR
<i>sovereign</i>			
TH01	EXECUTIVE	2,745 sf <i>(plus 529 sf unfinished lower level)</i>	613 sf Backyard 139 sf Balcony
	PRESIDENTIAL	3,274 sf	
<i>thornlea</i>			
TH02	EXECUTIVE	2,707 sf <i>(plus 531 sf unfinished lower level)</i>	550 sf Backyard 155 sf Balcony
	PRESIDENTIAL	3,238 sf	
TH03	EXECUTIVE	2,707 sf <i>(plus 531 sf unfinished lower level)</i>	649 sf Backyard 155 sf Balcony
	PRESIDENTIAL	3,238 sf	
TH04	EXECUTIVE	2,707 sf <i>(plus 531 sf unfinished lower level)</i>	749 sf Backyard 155 sf Balcony
	PRESIDENTIAL	3,238 sf	
<i>coronation</i>			
TH05	EXECUTIVE	2,745 sf <i>(plus 529 sf unfinished lower level)</i>	1,047 sf Backyard 156 sf Balcony
	PRESIDENTIAL	3,274 sf	