



## Quality Features with all model homes

### EXTERIORS

- Stately brick and stone homes feature a high level of distinguished architectural detail as per plan
- Gracious insulated front entry doors with attractive transoms, decorative grip and deadbolt set
- Quality casement windows as per plan
- Maintenance free, low E-ARGON vinyl windows complete with screens on main and second floor
- All basement windows are PVC vinyl sliders
- Roofs are clad in quality self-sealing shingles with a 25- year manufacturers' warranty
- Pre-finished colour coordinated maintenance-free soffits, fascia, eaves troughs and downspouts
- Two exterior hose bibs, one in front and one in rear
- Two waterproof electrical outlets, one at rear and one at front
- Insulated direct access door from garage to interior as per plan depending on grade
- All homes have a garage with decorative paneled doors
- Front and rear lot to be graded and sodded
- Durable paved driveways

### INSPIRED INTERIORS

- 9 ft. ceilings throughout the main floor
- Classic prefinished stained hardwood floors on main floor and on second floor hallway
- Attractive oak stairs, stained to match hardwood floor, from main to upper level
- Stained oak handrail and iron pickets
- Upgraded interior trim with extra-high 5 1/4" painted baseboard and 3 1/2" casing
- Multi-paneled interior doors
- Designer-selected satin nickel lever handles
- Melamine shelving in closets
- Ceiling-mounted light fixtures in bedrooms, laundry, foyer and hallways
- Six potlights in Great Room
- Capped ceiling outlet in dining room
- White 'Decora style' receptacles and switches throughout
- One-colour off-white quality paint on interior walls
- Smooth ceilings on main floor

### KITCHENS THAT CELEBRATE THE HOME CHEF

- Custom-designed kitchens with designer-selected cabinetry including tall upper cabinets
- Designer-selected granite counter tops
- Stunning upgraded kitchen mosaic backsplash
- Stainless under-mount double sink
- Single-lever, deck-mounted faucet (set with pullout spray)
- Oversized 18x18\* floor tile in kitchen and breakfast area
- Valence cabinet trim only



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### LUXURIOUS EN-SUITE AND BATHROOMS

- Free-standing oval spa bathtub or soaker tub in master en-suite as per plan
- Custom-styled bathroom cabinetry
- Bathroom vanity sink(s) and counter in quartz as per plan
- Main floor powder room complete with white china pedestal sink
- Full vanity-width mirror with overhead lighting
- 6x8\* or 8x10\* imported quality wall tile in shower stall
- Tiled bathtub surrounds
- 12x24\* imported quality floor tile in all bathrooms
- Framed-glass shower stall as per plan
- Ceiling-mounted light in shower stall
- Pressure-balanced valve in the bathtub and/or shower stall
- Builder series chrome faucets for sinks, tubs and showers
- Classic white bathroom fixtures
- Exhaust fan vented to the exterior

### TECHNICAL & MECHANICAL

- Central A/C
- 100 AMP electrical service
- Structured high speed wiring supports high speed communication
- High-efficiency forced air gas furnace for optimum comfort
- Pre-wired cable TV outlets in Great Room, living room and master bedroom as per plan
- Pre-wired telephone outlets in kitchen, Great Room and master bedroom as per plan
- Electronic smoke and carbon monoxide detectors as per code
- Waterline for future fridge in the kitchen
- Rough-in for dishwasher includes provision for electrical and plumbing
- Laundry room complete with front-loading, white washer and dryer
- Gas-fired hot water heater on a rental basis
- Energy Star rated bathroom fans
- Energy Star rated LED lamps

### YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

- One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by Tarion (Ontario New Home Warranty Program).\*\*
- Full 2 years' coverage backed by Tarion on electrical, plumbing, heat delivery & distribution system.\*\*
- The Full Tarion Ontario New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home. \*\*
- The individual guarantees provided by the quality brand- name suppliers of the many components that go into your new home.