

Purchase Price includes the Following:

EXTERIOR

- Niagara-on-the-Lake Heritage inspired Hardie board siding and cedar shake with smooth trim and column details as per model
- Maintenance free Permacon LaFitt or Dufferin Stone on selected models
- Maintenance free aluminum soffit and fascia, eaves troughs, and downspouts
- All windows and exterior door frames caulked
- Architectural limited lifetime warrantied asphalt shingles
- Energy Star rated vinyl windows and doors with Low E and argon
- Basement foundation walls poured concrete with Delta waterproofing membrane and drainage tile
- Poured concrete porches with brushed finish
- Front and garage or front hose bibs
- Lots to be graded and sodded

ENERGY EFFICIENT DOORS AND WINDOWS

- All windows Energy Star Rated maintenance free vinyl
- Insulated Low E argon windows and patio doors
- Metal clad insulated front door and utility doors
- Sectional garage door
- Screens on all operating windows and patio doors

MECHANICAL

- High efficiency Carrier or equivalent forced air gas vented to exterior
- All trunk ducts and take offs within heated areas are sealed
- Thermostat centrally located on main floor
- ERV or HRV simplified installation
- Exhaust fans in bathrooms vented to exterior
- 2 speed ultra quiet ducted kitchen hood fan
- Vent to exterior for dryer
- Upgrade available for modern gas fireplaces chosen from builder selections

PLUMBING

- Kohler double stainless steel undermount sink in kitchen
- Kohler laundry basin
- Kohler professional kitchen faucet with pullout sprayer
- Kohler vitreous china undermounted sinks
- Kohler toilet with soft close seats
- Kohler Rite-Temp pressure/temperature control valve in tub/shower units
- Kohler slide bar and optional rain heads in ensuite
- Kohler single lever faucets throughout
- White bathroom fixtures with chrome faucets
- Drain water heat recovery pipe installed in waste water stack in basement (charges may apply)
- Two exterior hose faucets

- Rental hot water heater. The purchaser acknowledges that the hot water heater is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with our service provider

ELECTRICAL

- 100 amp electrical service with breaker panel and copper wiring
- Compact fluorescent bulbs in all compatible fixtures
- Quality electrical light fixtures, interior & exterior
- Ceiling lights in all bedrooms
- Smoke detector on each level, as per fire code
- CO detector as per building code
- 220 volt cable outlet for electric dryer and stove
- Doorbell
- Hardwire standard range hood on separate line to panel
- Decora switches and plugs
- Hydro services to be located as per Public Utilities Commission specifications
- Rough in for telephone (2 locations) and cable TV (2 locations) in standard locations

INSULATION AND DRYWALL

- ½" drywall on walls and ceiling board on ceilings
- ½" waterproof drywall or dens-shield to shower and bathtub walls
- House fully insulated to exceed insulation values established by the Ontario Building exterior walls above grade – R-22
- Attics – R-60
- Cathedral ceilings – R-31
- Exposed floor insulation – R-31
- Exterior basement wall R-20 near full height fiberglass blanket wrap insulation, covered with poly vapour barrier
- Stippled ceilings throughout finished areas
- Smooth ceiling in kitchen cooking area and bathrooms

INTERIOR TRIM/HARDWARE

- Vanity mirrors in all bath and powder rooms
- All exterior and interior hardware pre-selected by vendor
- Chrome or satin nickel interior levers with Wieser Lifetime Warranty
- All exterior passage doors with dead bolts
- Oak handrails in main staircase with colonial pickets where indicated
- Trim 3" casing 5¼" colonial baseboard
- Jeldwin "Cambridge" interior doors
- Soaring 9 foot ceilings on main floor are standard
- 8' Ceilings on 2nd floors or lofts
- Cathedrals and Open to above ceilings as specified in most models
- Ceramic tile tub surround up to ceiling
- Upgrade available for Kohler tub surround wall panel around built in tubs



PAINTING

- All finished walls and trim to be painted (2 coats: 1 coat primer, 1 coat paint)
- All handrails for staircase to be stained and 2 coats of clear to match floors
- All bathroom and closet ceilings to be painted (2 coats: 1 coat primer, 1 coat paint)
- Choice of three paint colours for all interior walls

FLOORING

- 5/8" tongue and groove sub floors, nailed and screwed to floor joists
- 6¼" laminate in main hall, kitchen and great room
- 13"x13" or 12"x12" ceramic in foyer, mudroom and bathrooms as indicated on plan to be selected from vendors samples
- 40 oz. quality broadloom carpet or berber in all bedrooms and stairs with high density underpad as indicated on plan to be selected from vendors samples

LANDSCAPING/DRIVEWAY

- Base coat asphalt paved driveway
- Lot graded and fully sodded
- 8' x 6' tall privacy fencing between townhome units
- Deck packages optional

MISCELLANEOUS

- Premises cleaned at completion
- 2" x 6" wall construction
- All ducts are cleaned prior to occupancy
- All underground utilities are fully paid for by the developer
- Connection fees will apply to purchaser for utilities

CABINETRY

- Extensive selection of European style custom designed cabinets with tall uppers samples provided by the vendor.
- 3/4" granite countertops in kitchen with 3"x6" subway tile backsplash
- 3/4" granite countertops in master bathroom and powder room

SECURITY FEATURES

- Pre-wired for all doors and operating windows for future alarm system
- Provision for optional home automation

WARRANTY

- Registered builder with Tarion 1 year, 2 year and 7 year warranties as per Tarion
- Purchasers agree to pay Tarion enrolment fee on closing as an adjustment

ADDITIONAL NOTES

- Colour selections and upgrade options to be made at the Design Centre from available vendor's samples
- Purchaser may be required to reselect colours and or materials from vendor's samples as a result unavailability or discontinuation
- Minor variations may occur from vendor's floor plans, house elevations and samples
- Location and size of windows and doors may vary
- All dimensions are approximate. Furnace and hot water tank locations may vary from that shown
- Square footage measurements are calculated using the formula set out by Tarion Warranty Corporation

The vendor shall have the right to make reasonable changes in the opinion of the vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided herein. The determination of whether a substitute material is of equal or better quality shall be made by the vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the unit may vary from vendor's samples as a result of normal manufacturing and installation processes. E & O.E.