

## LUXURY STANDARD FEATURES & FINISHES

40' & 46' DETACHED HOMES  
KLEINBURG HILLS BY COUNTRYWIDE HOMES



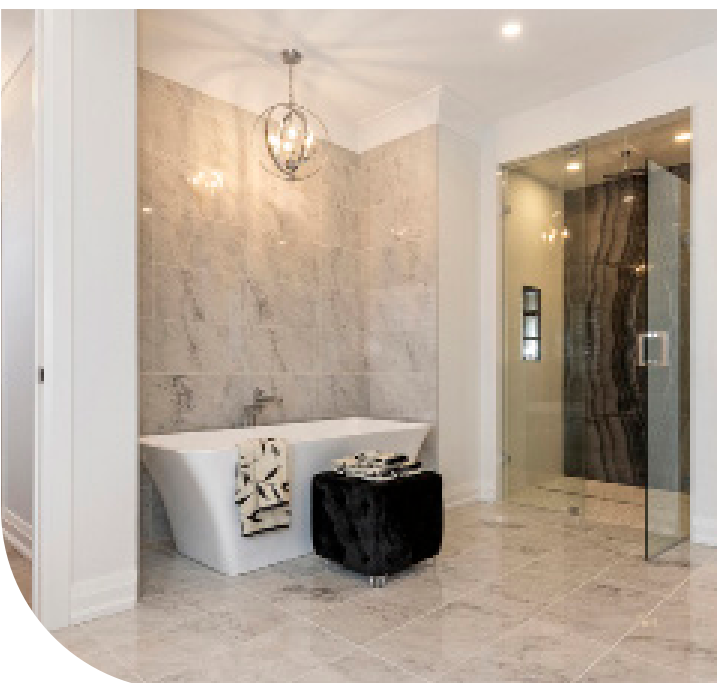
- Copper accent roof(s) as per elevation.
- Interlock unit paved driveways and walkway.
- 5 Exterior LED Pot Lights.
- 8' High insulated stained fiberglass wood grain looks front entry door(s).
- 10' foot ceilings on main floor, and 9' foot ceilings in basement and 9' foot ceilings on the second floor.
- Smooth ceilings throughout.
- 200 AMP Electrical Service.

- 7 ¼" baseboard throughout main floor with 3" casing and backbend. 5 ¼" baseboards with 3" casing throughout second floor.
- Approx. 8'-0" high 2 panel smooth interior door style on the main floor and 7'-0" high doors on the second floor.
- Stained finish Oak veneer stairs with square black metal pickets.
- 20 LED pot lights throughout.



- Electric Linear fireplace for all standard fireplace locations.
- 5" Cornice molding in single storey foyers, main hall, dining room and the living room.
- 12"x24" tile flooring in foyer, main hall, kitchen, breakfast area, powder room, laundry room and all bathrooms, (as per plan).
- 4" stained engineered hardwood flooring in smooth finish throughout on the main floor and second floor.
- Quartz countertops in kitchen.
- Sub-Zero/Wolf Appliance package.
- Primary Ensuite to include frameless glass door with chrome hinges and knob, shower enclosure with mosaic floor tile, two recessed waterproof pot light, one ceiling mounted rain shower head and one handheld shower fixture. Primary ensuite to include free standing tub with deck mounted faucet.

\*See Sales Representative for details



**COUNTRYWIDE**



**May 2024.** Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model homes, displays, marketing materials and Schedule "B's" may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Colour, texture, appearance, etc. of features and finishes installed in the house may vary from Vendor's samples as a result of normal manufacturing and installation processes. Appliance locations shown on Schedule "B's" may vary. All dimensions stated herein are nominal and approximate only, including ceiling heights. Presentation Centre display furnishings and decorations are not included.

\*After the first year, subscription for the services is required. Consult with the Builder's Supplier Representative for details.

\*High-speed internet and wifi required for cameras and video intercom remote viewing.

# Kleinburg Hills

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### PREMIUM EXTERIORS

1. Traditional inspired architecture utilizing brick, stone, stucco and architectural board, as per elevation.
2. Precast concrete windowsills, headers, and arches as per elevation.
3. Copper accent roof(s) as per elevation and other roof areas to receive Limited Life (manufacturer's warranty), self-sealing asphalt shingles.
4. Decorative exterior railings. As per plan.
5. Low maintenance aluminum soffits, fascia, downspouts and half round "European" style eaves troughs.
6. Stylish metal insulated sectional roll-up garage doors with decorative glazing.
7. Elegant Coach lights at all doorways on all elevations.
8. Interlock unit paved driveways and walkway to front entry.
9. 5 Exterior LED Pot Lights with switch.

### SUPERIOR DOORS AND WINDOWS

10. Coloured coordinated taller vinyl casement windows and transoms with low-E and argon gas throughout (basement to be Low-E windows). All operating windows to be screened.
11. French doors at rear, leading to porches/patios, as per plan.
12. Approximately 8' High insulated stained fiberglass wood grain looks front entry door(s) – height approximate, as per plan. 8' high insulated metal entry door from garage to house if grade permits.
13. Front entry doors with satin-nickel multi-point lock set, and finished passage and deadbolts on all side and rear entry doors with matching floor mounted doorstops (except for sliding doors).

### LUXURIOUS INTERIORS

14. 10' foot ceilings on main floor, and 9' foot ceilings in basement and 9' foot ceilings on the second floor (excluding areas due to mechanical or structural requirements).
15. Smooth ceilings throughout entire main and second floor.
16. 7 ¼" baseboard throughout main floor with 3" casing and backband. 5 ¼" baseboards with 3" casing throughout second floor.
17. Approx. 8'-0" high 2 panel smooth interior door style on the main floor and 7'-0" high doors on the second floor.
18. Stained finish Oak veneer stairs with square black metal pickets from vendors standard samples, with 3" half round handrails.
19. Electric Linear fireplace for all standard fireplace locations as per plan. All fireplaces will be installed approximately 18" above finished floor.
20. 5" Cornice molding in single storey foyers, main hall, dining room and the living room (excludes tray ceilings and open to above area).

### UPGRADED FLOORING

21. Imported 12"x24" tile flooring in foyer, main hall, kitchen, breakfast area, powder room, laundry room and all bathrooms, (as per plan) from Vendor's standard samples.
22. Approximately 4" stained engineered hardwood flooring in smooth finish throughout on the main floor and second floor (excluding any tiled areas).
23. 13"x13" tile flooring in lower finished foyers (as per plan) if applicable from Vendor's standard samples.

### GOURMET KITCHEN

24. Quality designed cabinetry with extended height upper cabinets (from vendor's standard selection) and matching crown molding on upper cabinets and light valance trim only. (electrical not included).
25. Islands, pantry and/or chef desk, as per plan.
26. Quartz countertops in kitchen from vendor's standard line.
27. Under mounted single bowl stainless steel sink with single lever chrome faucet with pull out spray.
28. Bulkheads may be required constructed above kitchen cabinetry due to mechanical requirements.
29. Rough-in dishwasher space with electrical and plumbing supply.

### BATHROOM RETREATS

30. Imported 12" x 24" tiles in all bathtub enclosures wall to ceiling height. Separate shower stalls to include tiles on ceiling.
31. All bathrooms to receive upgraded water conserving two-piece elongated toilet.
32. Powder room to receive mirror and upgraded pedestal sink.
33. Crisp white porcelain undermount sinks in all bathrooms with chrome faucet package and mechanical pop-up drain.
34. Deep acrylic soaker tubs throughout, as per plan. (excluding primary Ensuite)
35. Quality designed cabinetry (from standard line), with quartz countertops and vanity top drawers (where applicable as per vendors standard).
36. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.
37. Primary Ensuite to include frameless glass door with chrome hinges and knob, shower enclosure with mosaic floor tile, two recessed waterproof pot light, one ceiling mounted rain shower head and one handheld shower fixture. Primary ensuite to include free standing tub with deck mounted faucet. as per plan.

### FUNCTIONAL LAUNDRY ROOM

38. Stainless steel laundry sinks with chrome faucet and laminate countertop.
39. All required plumbing, electrical and venting rough ins will be provided.
40. Easy-care Thermafoil base cabinet in purchaser's choice of white or linen as per plan.

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### COMFORT AND PEACE OF MIND FEATURES

41. Control switch located on interior of home in the primary bedroom closet to power off your future garage door opener as added security feature.
42. Capped gas line at rear of home for future BBQ hook up.
43. Complete central vacuum system with unit located in garage.
44. Standard hose bib (one at rear and one in garage) Location determined by builder
45. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.
46. Programmable thermostat.
47. Door chimes at front door.
48. Monitored security system consisting of master control and display keypad at main entry way, motion detector, and magnetic contacts on all dwelling entry doors and main and basement windows.  
*\*Monitoring service agreement must be purchased from the builder's supplier.*

### LIGHTING, ELECTRICAL AND TECHNOLOGY

49. 200 AMP Electrical Service
50. One exterior SEASONAL electrical outlet mounted on upper soffit operated on a separate switch located at the main entry.
51. 20 LED pot lights throughout (excluding cathedral ceilings and open to above areas).
52. European height white Décora plugs and switches throughout.  
*\*Excludes switch for the fireplace. as per vendors standard specifications.*
53. Interior light fixtures in all bedrooms, family room, kitchen, great room, dining room, living room, breakfast area, den, halls, laundry and capped outlet in open to above areas.
54. Weatherproof exterior outlets – one at front, one at rear and one exterior plug on any exterior balcony, as per plan.
55. Electrical wall outlet(s) in garage and an electrical outlet per garage door on garage ceiling for future garage door opener.
56. Up to 5 cable and data rough ins throughout home, with locations to be determined at pre-wire consultation
57. Up to 5 Telephone rough-ins throughout home, with locations to be determined at pre-wire consultation
58. 4 USB electrical outlet combination receptacles throughout home, with locations to be determined at pre-wire consultation.
59. Rough in conduit pipe from garage to basement for future Electric Vehicle (EV) charging station. Excludes wires, circuits and or accessories.

### SUPERIOR CONSTRUCTION

60. Approx. 9 foot poured concrete walls with heavy duty damp proofing, drainage board, weeping tiles and full height blanket insulation as per code.
61. 30"x24" basement windows included (window wells may be required as per grading).
62. Tounge and groove subfloor with sanded joints, glued and fastened with screws for additional stability.
63. 2 x 6 exterior wall construction with insulation and attic insulation as per OBC (Ontario Building Code).
64. Conventional air circulating system (HRV) – simplified/partial.

65. High efficiency natural gas furnace with two stage ECM fan and humidifier.
66. Taped heating/cooling ducts in basement and garage ceiling.
67. Poured concrete porch AND steps, as per plan.
68. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).
69. Spray foam insulation above in garage ceiling below livable areas as well as all cantilevered areas
70. Rough-in three-piece plumbing in basement for future bathroom, as per vendor's standard location. ( As per plan)
71. Enclosed service stairs to be paint grade finish. Exposed service stairs include stained oak stairs.
72. Cold Cellar with solid core door, weather stripping, light and floor drain as per plan.
73. All garage walls to be dry walled and to be painted with primer.

### WARRANTY

The Tarion Warranty Program offers:

- Seven (7) Year protection on structural defects.
- Two (2) Year protection on mechanicals and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows and doors.
- One (1) Year protection on workmanship and material defects.

All references to sizes, measurements, materials, construction styles, trade/ brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendors' sole Discretion.

All features and finishes where Purchaser is given the option to select the style and/or color shall be from the Vendor's predetermined standard selections. Usable square footage may vary from stated floor areas.