



Features & Finishes

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EXTERIOR FEATURES

- 1. Poetry Living's Ellis Lane is a new home community inspired by the sense of neighbourhood. House siting's and exterior colours will be architecturally coordinated.
- 2. Elevations include veneer stone, clay brick, maintenance free vinyl siding, fibre cement panel board and EIFS stucco system with Architectural features and other materials, as per elevation. All exterior colours are pre-determined and in conformance to applicable Architectural Control guidelines.
- 3. Entry-resistant framing on all perimeter doors (excluding patio doors).
- 4. Aluminum maintenance-free soffit, downspouts, fascia, and eaves-trough.
- 5. Architecturally styled high grade laminate fiberglass shingles.
- 6. All exterior doors are steel insulated door(s) complete with weather-stripping and deadbolt lock (excludes sliding patio doors(s)). Garage to house door(s) shall be steel insulated only.
- 7. All vinyl casement windows or simulated single-hung casement windows, or fixed windows throughout, excluding Basement. Basement windows (30"x16") to be all-vinyl sliders. All windows as per vendor's specifications and caulked on exterior.
- 8. Sliding patio door or garden door(s), as per plan.
- 9. All windows double, excluding basement windows and entry door glazing. Basement windows and sliding patio door, where applicable, with Low E coating and Argon Gas.
- 10. Glazed panel in front entry door or sidelight(s) as per elevation.
- 11. All operating windows and sliding patio doors come complete with screens.
- 12. Steel insulated door from house to garage, if grade permits, with safety door closer and keyless entry hardware, as per plan.
- 13. Molded steel pre-finished panel insulated sectional roll-up garage door(s) equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
- 14. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
- 15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
- 16. Two exterior water taps, one in front (or garage), and one at rear of home.
- 17. Two exterior weatherproof electrical outlets with Ground Fault Interrupter, one at front and one at rear of home.
- 18. Front entry door hardware finished in Satin Nickel, with individual house plaque, and black front coach lights at all exterior home entrances, as per elevation.
- 19. Vendor will install a two-coat asphalt application (or as per Municipal specifications) for all driveways.

KITCHEN FEATURES

- 1. Purchaser's choice of cabinets and quartz countertops from vendor's standard selection.
- 2. Taller height uppers cabinets are applicable.
- 3. Colour coordinated kick plates to compliment Kitchen cabinets.
- 4. Stainless steel top mount double compartment Kitchen sink complete with shut off valves. Includes single lever chrome pull out faucet, as per Vendor's standard specifications.
- 5. White exhaust fan with 6" duct vented to exterior.
- 6. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
- 7. Split receptacle(s) at counter level for future small appliances.
- 8. Dishwasher space provided in Kitchen cabinets with rough-in wiring and drains (wire will not be connected to electrical panel and no cabinet supplied).

BATH FEATURES

- 1. Purchaser's choice of cabinets and laminate countertops from Vendor's standard selection in all Bathrooms (excluding the Powder Room).
- 2. Colour coordinated kick-plate to compliment vanity cabinets.
- 3. Water resistant board applied to all walls on separate shower stall and tub walls.
- 4. Energy efficient water saver shower heads and toilets.
- 5. Fully tiled shower enclosures with mosaic tile base, 8"x10" ceramic tiled walls (where required) from Vendors' standard selection.
- 6. Decorative lighting in all Bathrooms and the Powder Room.
- 7. Beveled mirrors in all Bathrooms and the Powder Room.
- 8. White Bathroom fixtures from Vendor's standard selection.
- 9. White acrylic bathtubs in all Bathrooms, as per plan.
- 10. Exhaust fans vented to exterior in all Bathrooms and the Powder Room.
- 11. Privacy locks on all Ensuites, Bathrooms and the Powder Room doors.
- 12. Chrome finish washer-less single lever faucet with pop-up drain and water saving aerator in all Ensuites, Bathrooms and the Powder Room sinks.
- 13. Pedestal sink in the Powder Room, as per plan.
- 14. 8"x10" ceramic wall tile from Vendors' standard selection, up to the ceiling for tub enclosures and fully tiled shower enclosures with mosaic tile base.
- 15. White acrylic freestanding oval tub with roman tub deck faucet in chrome finish as per plan.
- 16. Bathroom and Powder Room accessories to include chrome finish matching towel bar and toilet tissue holder. Installation locations determined by Builder.

- 17. Pressure balance valves to all shower stalls and tub/showers as per plan.
- 18. Shut off valves for all Bathrooms and the Powder Room sinks.

INTERIOR TRIM FEATURES

- 1. Stairs with oak treads, oak veneer risers and stringers with a natural finish. Applies to stairs from main to second floor(s) and from main to sunken landings as per plan. Excludes stairs to unfinished Basement.
- 2. Oak handrail, newel post with 1 5/6" oak pickets to all finished area stairs.
- 3. Moulded panel interior passage doors throughout finished areas (purchaser's choice from vendor's standard selection of one style throughout), excluding sliding closet panel doors, if applicable.
- 4. 4" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
- 5. 2 ¾" casing on all swing doors and flat archways up to 12" deep (approx.), on ground floor and hallway of second floor, including windows throughout in all finished areas, foyer, and linen closets, where applicable as per plan (excluding Bedroom closets with sliding panel doors and arches in second floor Bedrooms and Bathrooms).
- 6. Electric fireplace as per plan
- 7. All drywall applied with screws using a minimum number of nails.
- 8. Lever handles and hinges (unpainted) in a Satin Nickel finish on all interior doors in finished areas, as per plan.
- 9. One Satin Nickel finish smart door lock for garage to house door entry.
- 10. Melamine shelving in all Linen, Bedroom and Pantry closets.
- 11. Garage to house door (as per plan) includes a Smart-Lock for peace of mind security.

LAUNDRY FEATURES

- 1. Plastic laundry tub with chrome finish faucet installed with shut off valve in finished Laundry Room, unfinished Basement, or unfinished Storage/Utility room, as per plan.
- 2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL FEATURES

- 1. Decora style switches and receptacles throughout finished areas.
- 2. 100-amp service with circuit breaker type panel.
- 3. All wiring in accordance with Electrical Safety Authority standards.
- 4. One electrical outlet under electrical panel if located in unfinished area.
- 5. Electrical outlet(s) in all Bathroom(s) and the Powder Room include Ground Fault Interrupter.
- 6. One electrical outlet in garage for each parking space and one ceiling outlet in garage for each car park for future garage door opener.

- 7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
- 8. Ceiling mounted light fixture(s) in Kitchen/ Breakfast area, Den, Hallways, finished Laundry Room, Family Room/Great Room, Dining Room and all Bedrooms where applicable, as per plan. Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle.
- 9. Switch controlled receptacle in Living Room.
- 10. Deeper electrical boxes for future smart switches (smart switches not included).
- 11. One smart light switch for front entry exterior lighting.
- 12. Smoke Detector with visual signaling device, built-in back up battery component installed as per Ontario Building Code. Carbon Monoxide feature included to Smoke Detectors where a finished Bedroom is located.
- 13. Electronic door chime at front door.
- 14. Builder to provide one finished CAT6 Data line to Great or Living Room to accommodate future wireless internet connections. Modems, Hubs, or other Wi-Fi devices not included.

PAINTING FEATURES

- 1. Washable low VOC white latex paint on interior walls and ceilings throughout finished areas, painted white.
- 2. Interior trim and doors to be painted white.
- 3. Singles: Sprayed stipple ceilings with 4" smooth borders on all floors on all other floors except for Bathrooms & finished Laundry Room, where applicable or unfinished Basements. All closets to have sprayed ceilings only.

FLOORING FEATURES

- 1. Choice of ceramic floor tile in Foyer, Kitchen, Breakfast, Powder Room, Bathroom(s) and finished Laundry Room where applicable, as per plan from vendor's standard selection.
- 2. Engineered Oak Hardwood 3" wide flooring from vendor's standard selection throughout non ceramic areas on Main floor, as per plan.
- 3. 30oz broadloom in all non-ceramic & non-hardwood finished areas on Second floors with 4lb chip foam under-pad from vendor's standard selection.
- 4. Tongue and groove, subflooring throughout (except Basement), screwed and glued on engineered floor joist system.
- 5. Concrete Basement floor with drain.

ADDITIONAL FEATURES

- 1. 9' high ceilings on Main floors, 9' high ceilings on Second floors, (where applicable, as per plan) except in areas where Architectural designs, mechanicals or ductwork require ceiling height to be lowered.

- 2. 2"x 6" exterior wall construction.
- 3. Mortgage survey provided with closing documents at no additional cost.
- 4. Garage floor and driveway sloped for drainage.
- 5. Concrete garage floor where applicable with re-enforced grade beams.
- 6. Garages drywalled and primed.
- 7. All windows installed with expandable foam to minimize air leakage. (excluding Basement windows)
- 8. Poured concrete basement walls with drainage membrane and weeping tile.
- 9. Poured concrete front porch as per plan.
- 10. 1 ¼" gas supply line.
- 11. 3-piece rough-in included in Basement.
- 12. Ducts professionally cleaned.

MULTI-GENERATIONAL PLANS (36-8 & 36-9)

- 1. 200-amp split shared service (100-amp via sub-service) with circuit breaker type panel.
- 2. Energy Star certified Smart Thermostat, centrally located within upper floor.
- 3. Shared water heating tank unit with main floor unit.
- 4. Gas supply to upper floor unit shall branch from main 1 ¼" line into unit.
- 5. Electronic door chime at side yard door.

ENERGY STAR EFFICIENCY

- 1. All windows are EnergyStar rated and come with insulated spacers (excluding basement windows).
- 2. R31 spray foam insulation to exposed floors areas with living space above.
- 3. R22+R5 exterior wall insulation.
- 4. R20 basements insulation to within 6" of floor.
- 5. R60 attic insulation.
- 6. All ductwork to be sealed with foil tape or mastic sealant.
- 7. R10 Styrofoam below concrete slabs on grade for unheated floors, above frost line conditions only as required by OBC.
- 8. Conduit from basement to attic for future solar panels installation. Solar panels not included.
- 9. Centrally located forced air heating system for your comfort.
- 10. Drain water heat recovery unit(s) servicing one shower included.
- 11. Energy Star qualified water heater tank unit, purchaser to engage in rental agreement with supplier.
- 12. Energy Star certified Smart Thermostat, centrally located on main floor.
- 13. LED lighting in all standard interior and exterior light fixtures as per plan.
- 14. Heat Recovery Ventilation (HRV) installed, interlocked with heating unit.
- 15. Independent third-party inspection and air tightness test.

WARRANTY

Poetry Living's Warranty backed by TARION "Outstanding Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection: The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration. Violations of the Ontario Building Code's Health and Safety provisions.

Seven Year Warranty Protection: (Major Structural Defects): A major structural defect is defined by TARION as; - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home. Specifications and Terms subject to change, E. & O.E., April 2025.

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 or not 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.