



## QUALITY CONSTRUCTION

- Architecturally designed and controlled elevations featuring clay brick, stucco, precast detailing, and other materials *(as per plan/elevation)*.
- Poured concrete basement walls with drainage membrane for a water tight finish and proper drainage.
- Poured concrete porches, garage floors and cold cellars *(as per plan)*.
- Exterior house walls to be constructed with 2" x 6" framing.
- Garage walls other than concrete walls to be drywalled and taped.
- Quality self-sealing asphalt shingles *(25 years manufacturer's warranty)*.
- Modified torch down membrane flat roof system *(as per plan)*.
- Prefinished aluminum soffits, eaves trough, fascia and downspout *(as per plan)*.
- Maintenance-free aluminum exterior railing *(as per plan and grade)*.
- Two exterior hose bibs located in garage and at rear of house.
- Lot to be fully graded, top-soiled and sodded.
- Paved asphalt driveway.

## INTERIOR FINISHINGS FEATURES

- 9' ceilings on first floor.
- 9' ceilings on second and third floors.
- 7' high doors and archways on main floor to compliment the raised ceiling heights *(as per plan)*.
- Smooth ceilings throughout home.
- Coffered ceilings *(as per plan)*.
- Natural oak staircase complete with decorative oak handrail and decorative metal pickets.
- Choice of trim selections from Vendor's samples *(3" baseboards and 2" casings)*.
- Satin nickel finish door levers on all interior doors.
- White semi-gloss painted doors throughout.
- Choice of four interior wall paint colour from Vendor's samples.
- Semi-gloss paint finish in chosen colour for kitchen,

bathrooms and laundry room. All other rooms to be painted in flat latex finish in chosen colour.

- Shelving installed in all closets.
- Electrical fireplace *(optional/as per plan)*.
- Decorative metal pickets.

## WINDOWS AND DOORS FEATURES

- Maintenance-free vinyl casement windows throughout, transoms and window arches *(as per plan/elevation)*.
- Metal insulated front entry doors with weather stripping.
- Screens and cranks on all operating windows.
- High quality caulking sealant to be used on all windows and exterior doors.
- Double pane sliding glass vinyl windows throughout basement *(as per plan)*.
- Garden or sliding patio door(s) to rear yard or deck *(as per plan)*.
- Roll-up garage doors with decorative windows *(as per plan/elevation)*.
- Metal insulated door from garage to the house as per plan and where grade permits.

## KITCHEN FEATURES

- Choice of quality extended height kitchen cabinetry from Vendor's samples.
- Choice of quartz countertops from Vendor's samples.
- Centre island with breakfast bar *(as per plan)*.
- Undermount stainless steel sink with single lever faucet.
- Stainless steel exhaust hood fan over stove with duct ventilation to the exterior.
- Rough-in plumbing and electrical for dishwasher.
- Heavy-duty wiring and receptacle for stove.
- Electrical outlets provided for refrigerator as well as at counter level for small appliances.

## BATHROOM FEATURES

- Choice of quality vanity cabinetry selections from Vendor's samples *(exception: pedestal sinks in powder room(s))*.

# Features and Finishes

- **Choice of quartz countertops from Vendor's samples**  
(exception: pedestal sinks).
- Chrome single lever faucets for all bathroom sinks, bathtubs and shower stalls.
- Acrylic tub as per plan, with choice of decorative ceramic tiles on all bathtub enclosure walls to ceiling.
- Privacy locks on all bathroom doors and powder room.
- Marble surrounding threshold on shower stalls.
- Exhaust fans in all bathrooms, powder room and ensuite toilet room.
- **Master ensuite shower with frameless clear glass shower door and enclosures**, chrome trim and choice of decorative ceramic tiles on shower walls and ceiling with surface mounted shower light fixture *(as per plan)*.
- Vanity mirrors above sinks in all bathrooms and powder room(s).

#### LAUNDRY ROOM FEATURES

- Laundry tub with base cabinet *(as per plan)*.
- Plumbing connection for washing machine.
- Wiring, receptacle and vent for dryer.

#### FLOORING FEATURES

- **Choice of 12" x 24" ceramic tiles in foyer(s), kitchen, breakfast area, bathrooms, powder room, and laundry room** *(as per plan)*.
- 5" natural oak engineered hardwood flooring on non-tiled areas of main floor, as well as on stair landings.
- 35 oz. broadloom with upgraded underpad throughout bedrooms, ground floor non-tiled areas, as well as opt. finished basement areas. *(as per plan)*
- **Sub-floors sanded and screwed down before application of chosen finished floor.**
- Quarter-round installed on ceramic and engineered hardwood floor areas.

#### ELECTRICAL FEATURES

- 100 AMP electrical service.
- White Decora receptacles and switches throughout.
- Conduit to garage for future electric car outlet.
- Ceiling fixtures in foyer, hallways, kitchen, dining room, family room or great room, den, laundry room, bedrooms, walk-in closets and mudroom *(as per plan)*.
- Smoke detectors as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- Ground fault interrupter protection in kitchen, powder room and all bathrooms.
- Electric door chime.
- Central vacuum rough-in.
- Security system rough-in.
- Black exterior lamps along front of house as per plan/elevation.
- Lighting at rear door(s).
- Exterior weatherproof receptacles at the front of house and rear of house.
- Receptacles in garage inclusive of one ceiling receptacle for future garage door openers.

#### HEATING FEATURES

- High velocity HVAC system providing superior comfort to all areas of the home.
- High efficiency forced air gas furnace with electric ignition.
- Thermostat centrally located on main floor.
- Spray foam insulation added in garage ceiling where livable areas above exist *(as per plan)*.
- Rental tankless hot water tank unit.

#### WARRANTY

**Tarion Warranty Program covers all homes as follows:**

- Seven (7) year warranty for major structural defects.
- Two (2) year warranty for defects in workmanship and materials on electrical, plumbing, heating and building envelope.
- One (1) year warranty for defects in workmanship and materials.



Centralpark Homes