



## QUALITY APPOINTMENTS CHATEAU SERIES TOWNHOMES

### DISTINCTIVE EXTERIOR FEATURES:

1. UNIQUE ELEVATIONS UTILIZING ALL CLAY BRICK, STONE, STUCCO AND PRECAST SURROUNDS and other ACCENT FEATURES as per applicable plans.
2. Maintenance free aluminum soffit, fascia, eavestrough and downspouts.
3. Poured concrete basement walls with heavy-duty damp proofing and waterproof membrane.
4. Fully sodded lot.
5. Landscaping package to the front yard including a free standing coach lamp to create a truly desirable and attractive streetscape.
6. Precast concrete walks to front entries. Rear yard precast patio area measures approx. 10' x 12' (except deck lots).
7. Cladwood sectional garage doors with insert(s) as per applicable plans.
8. Two exterior hose bibs one at rear and one in the garage.
9. Self-sealing asphalt shingles which include a 30 year manufacturers warranty.
10. Paved asphalt driveway.
11. All elevations and colour schemes are under STRICT ARCHITECTURAL CONTROL to ensure a truly harmonious streetscape. One colour brick & stone to be used throughout the project.
12. Full or half length leaded glass front door(s) with brushed chrome package including gripset with deadbolt lock and black coach lamp(s).
13. RAISED SLOPES ON ROOF PITCHES (as per applicable plan).
14. Soffit potlights with timer (max. 4) to provide indirect night lighting, location to be determined by the vendor.
15. Masonry dividing wall between units where applicable.
16. Raked masonry joints to the front of house. All perimeter house walls to be 2" x 6" stud construction.
17. Covered front porch (as per applicable plans).

### SPECTACULAR INTERIOR FINISHES

18. 9' CEILINGSON MAIN FLOOR and APPROX. 9' CEILINGSON IN BASEMENT AS PER PLAN.
19. Painted smooth ceilings throughout except bedrooms (stipple ceilings).
20. Choice of two (2) interior quality paint colours from vendor samples. All millwork and doors painted accent semi-gloss white.
21. Elegant DÉCORATIVE STEEL SPINDLES and UPGRADED HANDRAILS on main floor oak stairs and basement finished area as per plans, in stain finish.
22. Rough-in central vacuum system (home run to garage).
23. Rough-in telephone outlets (3), location to be determined by vendor.
24. Rough-in cable outlets (3), location to be determined by vendor.
25. COLD STORAGE ROOM as per applicable plans.
26. 5/8" tongue and groove spruce plywood subfloor screwed and glued to floor joists and 3/8" plywood roof sheeting.

### INNOVATIVE LEADING EDGE DESIGN FEATURES

27. Gas fireplace with multi-cast surround and hearth (as per applicable plan).
28. DECORATED COLUMNS as per plans.
29. Art niche(s), stepped walls, vaulted and / or cathedral ceilings, double height and palladian windows, curved walls, media centres and art ledges as per applicable plans.

### GOURMET KITCHEN FEATURES:

30. CUSTOM DESIGNED HIGHER KITCHEN CABINETS in a wide choice of styles from vendor's standard samples (Series 6).
31. Built in pantries and broom closets, microwave shelf, lazy susan, pots and pan drawer, breakfast counters and one bank of drawers as per plans.
32. Two speed exhaust hood fan with venting to outside over stove area.
33. Undermount double stainless steel sink in kitchen with pull-out faucet (Moen or Delta).
34. Space for future dishwasher including rough-in plumbing and electrical.
35. Heavy duty wiring and outlet for stove.
36. Granite countertops in kitchen from vendor's standard samples.
37. Base cabinet and upper cabinetry in laundry room as per plans (Series 2).
38. All bathroom vanities to be Series 3 line including bank of drawers where possible.

### LUXURY BATHROOM FEATURES:

39. Marble countertop with undermount sink(s) and 8" spread faucet(s) in master ensuite bathroom. Post formed laminate counter tops in all other bathrooms & laundry room.
40. Oval tub in ensuite bathrooms with quality ceramic wall tiles in tub and shower enclosure, 2 rows around oval tub (where applicable).
41. Separate shower stall to have MARBLE SURROUND AND WATERPROOF LIGHT FIXTURE COMPLETE WITH GLASS FRAMELESS SHOWER AND DOOR (FROM BUILDER'S STANDARD SAMPLES)
42. PEDESTAL SINK OR VANITY as per plans in powder room. Choice of colour from vendor's samples.
43. COLOUR COORDINATED CERAMIC ACCESSORIES in all bathrooms and washrooms.
44. Full width vanity mirror (42" high complete with strip lighting above included in all bathrooms and washrooms.)

45. CEMENT "WONDERBOARD" (FLOOR TO CEILING) ON SHOWER ENCLOSURES WALL(S).
46. Washerless single lever Moen or Delta faucet(s) in all vanities and bathtubs excluding oval, corner or laundry.

### FLOOR FINISH FEATURES:

47. 12" X 12" IMPORTED CERAMIC TILE FLOOR IN ENTRY, POWDER ROOM, ALL BATHROOMS, KITCHEN AND BREAKFAST AREAS. 3 ¼" x ¾" solid sawn stained prefinished oak hardwood floors on main floor (except tiled areas) and upper hall, as per applicable plans. Purchaser's choice from vendors samples.
48. LUXURIOUS PAPPILIO OR BOLARIA BERBER BROADLOOM WITH +/-7/16" UNDERPAD to all bedroom areas as per plans. Purchaser's choice of two colours from vendor's standard samples.

### WINDOWS, DOORS AND MILLWORK:

49. Choice of "800 series" or "classique" doors. All window and door casings are 3" and colonial baseboards are 5 ¼". Not applicable to cold storage or exterior areas.
50. Brushed chrome interior door (lever) handles (from builder's standard samples).
51. Stain finish on all oak stairs and nosing to finished areas.
52. Vinyl casement windows throughout except basement as per applicable model.
53. Vinyl french patio door(s) or vinyl sliding thermal glazed doors with screens as per applicable plans.
54. Extensive caulking (Mono) for improved energy conservation and draft prevention.

### LIGHTING & ELECTRICAL:

55. Light fixtures to front and rear door(s) (where applicable) from vendor's samples.
56. Two exterior waterproof electrical outlets (one being in the garage).
57. Light fixtures provided throughout finished areas except in living room and family room. Ceiling light fixtures included in all bedrooms from vendor's samples.
58. Automatic smoke detector(s) for home and family safety.
59. All wiring in accordance with Ontario Hydro standards.
60. Electric door chime.
61. Copper wiring throughout.
62. White coloured decor light switches, plugs and plates.
63. Ground fault interrupter protection for all bathroom(s) and powder room.
64. 200 amp breaker panel.

### ENERGY EFFICIENT FEATURES:

65. Gas fired, forced air HIGH-EFFICIENCY FURNACE complete with heat recovery ventilation.
66. Complete air conditioning system as required by heat loss calculations.
67. Exterior walls and ceilings fully insulated. Ceilings to R-50, walls to R-22 and UPGRADED TO R-40 SPRAYED FOAM INSULATION IN GARAGE CEILINGSON with living areas above. All insulated areas to be covered by poly vapour barriers.
68. High efficiency hot water tank is a gas rental unit, power vented to exterior.
69. Exterior basement walls insulated as per code.
70. LOW FLOW AERATORS ON TAPS.
71. LOW FLOW SHOWER HEAD (TEMPERATURE CONTROLS) IN ALL SHOWERS.
72. LOW FLOW TOILET DAM.

### SECURITY FEATURES FOR ADDED FAMILY COMFORT:

73. High quality locks with dead bolts on all exterior swing door(s).
74. Hinges and striker plates reinforced with extra long screws.
75. Additional blocking at all exterior door jambs.
76. Additional screws at patio door to help prevent lifting.
77. With purchase of optional two-year security system, the buyer will receive a fully installed security system which includes contacts on all opening windows and doors for "lookout" and "walkout" basements, one motion detector, one keypad, one siren and control panel with associated hardware. Order of security system also includes programming and client demonstration.

### ADDITIONAL SUPERIOR CONSTRUCTION FEATURES:

78. Steel beam construction in basement.
79. All subfloors will be REFASTENED WITH SCREWS prior to floor finishes.
80. Architecturally predetermined siting and exterior colours.
81. Survey provided on closing.

### TARION NEW HOME WARRANTY PROGRAM COVERAGE

82. 7 years - major structural defects
83. 2 years - plumbing, heating & electrical systems and envelope
84. 1 year - all other items
85. Purchaser agrees to pay the TARION enrollment fee on closing as an adjustment.