



FEATURES & FINISHES

STREETSVILLE CENTRE - BACK TO BACK

ELEGANT EXTERIORS

- Exteriors are architecturally modeled on the English Georgian Manors utilizing genuine Custom Natural Indiana Limestone features (as per elevations)
- Exterior planter boxes crafted with ledger rock Kingston Hue Stone with professionally graded and landscaped areas (as per elevations)
- Architecturally selected exterior colour packages are pre-determined by Dunpar
- Address plaque with residence number
- Aluminum soffits, fascia, eaves troughs and downspouts
- Self-sealing roof shingles with a 25 year warranty
- Wood embossed fiberglass front door (with glass insert as per elevations) including weather stripping, peep hole, tarnish resistant grip set and dead bolt
- Vinyl casement Energy Star rated low E argon filled energy efficient windows throughout
- Screens and folding cranks on all operating windows
- Exterior doors and windows sealed with spray foam and caulking
- Poured concrete foundation
- Poured concrete 1st floor and garage slab
- Exterior hose bibs on front porch, and roof deck (as per plan)
- 7' tall door opening onto a large private rooftop deck (as per plan)

DISTINCTIVE INTERIOR

- Functional open concept design
- Dramatic 9'6" foot ceilings on 2nd floor and 9' ceiling on 4th floor (except where drop ceilings and bulkheads are required)
- Natural oak stairs treads/risers, 1st floor to 2nd floor with white painted stringers
- Oak posts and handrails with 1/2" square black steel pickets with shoes and drywall low wall in kitchen/dining/living rooms (as per plan)
- 3 1/8" engineered hardwood flooring in living/dining room and 3rd floor hallway* from Vendor's standard samples*
- Wear resistant Berber carpet on 1/2" chip foam underpad in all bedrooms, den and stairs (2nd floor to 4th floor)
- 5 1/2" baseboards throughout with quarter round in all tiled and hardwood floor areas
- 3" casing with backband around doors and windows
- 2 panel smooth skin interior doors
- Brushed chrome level interior door hardware
- Choice of 5 paint colours* (1 colour throughout)
- Trim and doors painted white
- Stippled ceilings throughout, excluding bathrooms, laundry and kitchen
- Wire shelving in all closets (excluding ground floor)
- Gas rough-in at stove and rooftop deck (as per plan)

LUXURY BATHROOM FEATURES

- Oversized designer-selected framed mirrors in all bathrooms
- Custom vanity with 3 storage drawers and 2 sets of hinged doors in master ensuite*
- Marble countertop with top mount oval sink including 8" wide spread faucets in master ensuite
- Marble countertop with top mount oval sink including centre set faucet in main bathroom from Vendor's standard samples
- 5' acrylic soaker tub in main bathroom
- Choice of 13"x13" ceramic floor tiles in master ensuite and main bathroom*
- Choice of 3"x6", 8"x10", or 4"x16" ceramic wall tile for shower walls (as per plan)* from Vendor's standard samples
- Tempered glass shower door in master ensuite (as per plan)
- Privacy locks on all bathroom doors
- Exhaust fans in all bathrooms
- All plumbing fixtures are fitted with shut off valves

QUALITY CONSTRUCTION

- ABS drains and vents with non-toxic polyethylene waterlines
- Steel beam and post structural support (as per plan)
- 2"x6' exterior wood frame wall construction with Tyvek air barrier
- Acoustically engineered double stud demising walls with fire rated drywall and sound insulation between all units, as per OBC

GOURMET KITCHEN FEATURES

- Custom crafted cabinetry* from Vendor's standard samples
- Extended height upper cabinets (as per plan)
- Drywall pantry with wood shelves (as per plan)
- Granite kitchen countertop with extending 8" granite backsplash*
- Choice of 13"x13" ceramic floor tiles*
- Stainless steel top mount double bowl sink
- Chrome single lever faucet with pull out vegetable spray
- Under-cabinet valence lighting

LUXURY APPLIANCE PACKAGE

- Stainless steel refrigerator
- Stainless steel electric slide-in range
- Stainless steel dishwasher
- Stainless steel over-the-range microwave with integrated exhaust fan (venting to the exterior)
- Stacked white front-load washer and dryer

LAUNDRY ROOM FEATURES

- Choice of 13"x13" ceramic floor tiles*
- Heavy duty receptacles and outside vent for dryer
- All plumbing fixtures fitted with shut off valves

LIGHTING AND ELECTRICAL FEATURES

- 125 AMP electrical service (circuit breaker panel)
- White Decora switches and receptacles throughout
- 8 pot lights included (as per Vendor's pre-determined locations)
- Switched ceiling light fixtures provided in all rooms except kitchen and living/dining
- Switched wall sconce light fixtures in all bathrooms including master ensuite
- Switched wall outlet in living room, capped ceiling fixture on breakfast area and dining room
- Exterior venting for stove, dryer and all bathrooms
- Exterior weatherproof electrical outlet on front porch and rooftop deck (as per plan)
- Hard wired, interconnected smoke detectors on all floors and bedrooms
- Carbon monoxide detectors on bedroom floors

SECURITY/MEDIA/COMMUNICATIONS

- Rough in for Cable TV in living room, den and all bedrooms (both RG6 and CAT5e line)
- Rough in CAT5e line for telephone/data in living room and master bedroom
- Rough in CAT5e line at front door for future camera or intercom system (at doorbell)
- Rough in for surround sound in living room ceiling
- Rough in for future security system
- Rough in for future central vacuum including main line to garage

TECHNOLOGY CONSERVATION

- Digital programmable thermostat located on 2nd floor
- Hi-Velocity forced air-handler for heating and cooling
- Air ducts cleaned prior to occupancy
- Energy efficient domestic hot water and heating boiler (rental unit)
- Individual hydro and gas meters
- One-piece low flow toilet in each bathroom
- Pressure balancing fixtures in all showers

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF WARRANTY

- One-year guarantee on the workmanship and materials of your new home, a guarantee backed up by TARION New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program)
- Full-two year coverage on electrical, plumbing, heating delivery and distribution system
- The TARION New Home Warranty Program 7 Year Structure Guarantee on major structural components of your new home
- The terms and conditions of the above warranties are provided in the Ontario New Home Warranties Act and regulations thereunder
- Individual components in your new home are guaranteed by the manufacturer. Warranties provided by those reputable brand-name manufacturers are all passed onto you

* The Vendor shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of an equal value to, or better than, the products and materials so listed or provided. Colours and specific finishes will depend on Vendor's standard package as selected. All specifications, dimensions and materials are subject to change without notice. E. & O.E.