

# FEATURES & FINISHES

## ELEGANT EXTERIORS

- Exteriors are architecturally modeled on the English Georgian Manors utilizing genuine Natural Indiana Limestone and high-quality masonry 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
- Natural Cedar shake roofing at entrances (as per plan)
- 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, black 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 foundations
- Poured concrete ground/basement floor and garage slab
- Exterior hose bibs on the front porch and roof deck (as per plan)
- 7' tall door opening onto a large private rooftop deck (as per plan)
- Convenient direct access to home from garage
- 1 private indoor car parking space with 1 remote opener

## DISTINCTIVE INTERIORS

- Functional open concept design
- Dramatic 9'6" foot ceilings on 1st floor and 9' ceilings on 3rd floor (except where drop ceilings and bulkheads are required)
- Natural oak stair treads/risers, ground/basement floor to 1st floor with white painted stringers
- Oak posts and handrails with ½" square black steel pickets with shoes and drywall low walls in kitchen/dining/living rooms (as per plan)
- 3 1/8" engineered hardwood flooring in living/dining room and 2nd floor hallway\* from Vendor's standard samples

- Wear resistant Berber carpet on ½" chip foam underpad in all bedrooms, den and stairs (1st floor to Rooftop Terrace)
- 5 ½" 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 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)

## 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

## 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 8"x10" 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

## 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

- 100 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

## TECHNOLOGY & CONSERVATION

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

## 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 air barrier
- Acoustically engineered double stud demising walls with fire-rated drywall and sound insulation between all units, as per OBC

## 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 TARIION 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 TARIION 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.

Tarion Warranty Corporation  
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