

## IMPRESSIVE STANDARD

# finishes



### EXTERIOR FEATURES

- Custom elevations feature craftsman inspired exteriors which include clay brick, vinyl siding, decorative columns, pre-cast detailing such as: keystones, banding & sills, oversized main floor windows, as per plan and elevation.
- Pre-packaged professionally selected, exterior colour schemes from builder's selection to ensure an aesthetically pleasing streetscape and distinction within this master planned community.
- Covered front entries and porches, as per plan.
- Laminated asphalt shingles with twenty-five (25) year manufacturer's warranty.
- Pre-finished maintenance-free soffits, eavestrough, fascia, downspouts, siding, and ceiling of front covered porches, as per plan and elevation.
- Thermal insulated fiberglass front entry doors with glass window inserts, sidelites and transoms, as per elevation.
- Grip set with deadbolt lock and cast aluminum coach lights as per elevation.
- Maintenance-free vinyl casement (low-e) or single hung windows (fixed/operators) throughout. All operating windows to have screens.
- Patio doors in living room area, as per plan.
- Steel insulated sectional, roll-up garage doors equipped with decorative glass inserts, as per plan and elevation.
- Two (2) hose bibs (one in garage, one at the rear of the home).
- Fully sodded front, rear and side yards. As per approved grading plans.
- Poured concrete front porch.
- Reinforced poured concrete garage floor.
- Insulated steel clad door from the garage into the premises complete with deadbolt lock and safety door closure, as per plan where grade permits (2 risers or less).
- Engraved address marker installed at front elevation (location to be determined by builder).
- All exterior doors and windows to be sealed with foam insulation.
- **Egress window included in basement home office.**

### INTERIOR FEATURES

- **Oak stairs, oak handrails, posts and pickets on the main to second floor (Briarwood model only).**
- **Carpet stairs, oak handrails, posts and pickets on the main floor to basement floor (Glenwood model only).**
- Basement stairs to be paint grade as per plan.
- Moulded panel interior passage doors.
- Decorative painted wood columns on half walls, as per plan.
- 4-1/4" Baseboards throughout with quarter-round in all tiled / hardwood areas.
- 2 -3/4" Casing on doors, and windows throughout in all finished areas, as per plan.
- **9 Ft. Ceilings on main floor.** (Ceilings may be dropped in some areas).
- Master bedrooms complete with ensuite & walk-in closets, as per plan.
- Square corners on all drywall joints.
- Fully insulated and drywalled garage.
- Interior door hardware from builder's standard samples.
- Interior walls to be painted with premium quality paint. Purchaser's choice of one color from builder's samples. All smooth ceilings, doors and trim to be painted white.
- Smooth ceilings in kitchen, powder room, and all bathrooms. Textured ceiling with in all other rooms.
- Interior garage walls and ceiling to be dry walled (with one coat of tape - unfinished).

### CONSTRUCTION & ENERGY FEATURES

- 2" X 6" exterior wall construction.
- Engineered i-joist floor system.
- Sprayed foam insulation to garage ceilings and overhangs with livable areas above.
- Roof insulation and basement wall insulation, height as per O.B.C.
- Caulking and weather stripping on insulated metal front entry door.
- All windows caulked with professional grade caulking.
- 20mpa poured concrete basement walls with heavy duty damp proofing, drainage membrane system and weeping tile.
- Gas forced air high-efficiency furnace complete with electronic ignition power vented to exterior, and ducting sized for future air conditioning.
- High-efficiency gas fired hot water heater on a rental basis power vented to exterior. (Purchase must execute rental agreement with natural gas/tank provider).
- Home shall be professionally cleaned before occupancy.
- Programmable thermostat installed on main floor (location to be determined by builder).
- Home ventilation provided by HRV system (heat recovery ventilator).
- Sump pumps installed in basement (pump and discharge locations to be determined by builder).
- Pex water supply lines (hot and cold) throughout. Note: copper pipe may be required for some applications.
- All closets fitted with wire shelving.
- **Air conditioner included with all units.**

### FLOORING FEATURES

- Choice of ceramic floor in foyer, kitchen, breakfast area, powder room, all bathrooms, main floor/2nd floor laundry rooms, and finished basement bathrooms from builder's standard samples, as per plan.
- Quality carpet in all non-ceramic areas on main floor and on the second floor with underpad in all non-ceramic areas, as per plan.
- Metal transition lip where ceramic floor abuts other flooring.
- OSB sub-flooring will be screwed into position on all floor joists. All exposed floor joints to be sanded.
- **Engineered hardwood included in living room/ dining room as per plans** (level 1 as per builder samples).

### KITCHEN FEATURES

- Choice of quality designed cabinets with one bank of drawers, from builder's standard samples.
- Laminate countertop from builder's standard samples.
- Double basin ledge-back stainless steel kitchen sink in kitchen.
- Worktop islands, as per plan (Briarwood).
- Rough-in electrical and plumbing from future dishwasher, with open space in cabinetry.
- Deluxe kitchen exhaust fan over stove vented to exterior (stainless steel).
- Heavy-duty stove receptacle.
- Electrical outlet for refrigerator.
- Split electrical outlets at counter level for small appliances.
- Color coordinated kick plates to compliment cabinets.
- Kitchen cabinets sized to accommodate future over the range microwave, dishwasher, fridge and stove. Note: purchaser to notify design consultant of appliance dimensions at time of selections.
- **Extended 36" uppers** (as per builder samples).
- **Subway tile backsplash** (Level-0 as per builder samples).

### BATHROOM & LAUNDRY FEATURES

- Denshield board or cement board used on tub and shower enclosure walls.
- Choice of cabinetry and laminate countertops from builder's samples.
- Color coordinated kick plates to compliment cabinets.
- Energy efficient water saver shower heads and toilet tanks.
- **Chrome faucet in powder room.**
- Mirrors in all bathrooms.
- White bathroom fixtures from builder's standard samples.
- Cabinet or white pedestal sink in powder room (as per plan).
- Single lever faucets with pop-up drains in all vanities.
- Choice of ceramic tile for main bathtub/shower stall from builder's standard samples.
- Choice of ceramic tile for master ensuite tub apron, deck and tub splash as per plan, from builder's standard samples.
- **Glass shower door in master ensuite shower stall**, as per plan.
- Pressure balance temperature control valves in all showers.
- Electrical outlet for small appliances beside vanity in all bathrooms.
- Drain and water connections and electrical outlet for future washer.
- Heavy duty electrical outlet and outside vent for future dryer.
- 3 Piece plumbing rough-in for future bathroom in the basement, as per plan.
- Tub/shower units to include spring tension shower curtain rod (curtain not included).
- Tubs without shower-head to have approximately 1' high ceramic tile splash.

### INCENTIVES + PROMOTIONS

- **All homes include a SMART package including a SMART thermostat, outdoor camera, and SMART lock.** Speak with a sales representative for more information.

### ELECTRICAL FEATURES

- **200 Amp electrical service with circuit breaker panel (labeled) and all copper wiring.**
- Decora electrical switches and plugs throughout.
- Interior light fixtures throughout, from builders standard selections.
- Two (2) exterior weatherproof electrical outlets with ground fault interrupter, one at the front of the home, one at the rear of the home.
- Holiday receptacle in exterior soffit.
- Light fixture provided adjacent to rear and/or side exterior door, as per plan.
- Electrical outlets in the garage for a future garage door opener.
- Electrical outlet in unfinished area of basement by electrical panel.
- Shower potlight in all enclosed shower areas.
- Strip lighting in all bathrooms and powder room.
- Ground fault interrupter protection in all bathrooms and powder room.
- Door chime for front entry door.
- Interconnected smoke and carbon monoxide detectors complete with strobe light, as per O.B.C.
- Total x6 basic drops included (cable, phone network).

### WARRANTY AND NOTES

- Styles, materials, location of features, grade heights, door swings are subject to site and municipal conditions and may vary. The vendor reserves the right to substitute.
- Dimensions and measurements are approximate and may vary within accepted tolerances.
- Where builder is unable to provide any of the items contained herein, or must substitute finishes and/or materials for any reason, the purchaser(s) shall not be entitled to any compensation, monetary or otherwise.
- Purchaser agrees to pay the Tarion® fee, as an adjustment on closing.



NEED DESIGN IDEAS?

WORK WITH YOUR DEDICATED PERSONAL DESIGN CONSULTANT TO CHOOSE FROM A VARIETY OF BEAUTIFUL STANDARD OPTIONS OR UPGRADE YOUR TRILSIDE TOWN IN TODAY'S MOST TREND-SETTING FINISHES UNIQUE TO YOUR INDIVIDUAL STYLE

\*For illustration only items shown are upgraded finishes