



# FEATURES AND FINISHES

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## EXTERIOR FINISHES

Custom-designed exterior elevations including Clay Brick, Natural/Artificial Stone, Stucco with Precast, Timber Frame and Copper Roof details, as per plan

Quality siding, soffits, fascia, eaves troughs, and downspouts

Accented by architectural columns, railings, pickets and cladding

Self-sealing 30-year warranty roof shingles from vendor's predetermined colour samples

Keystones above garage

Permeable Paver interlocking driveway and walkway

Elegant fibreglass front door with black finish grip set, dead bolt and key lock

Elegant front coach lights in black cast aluminum

Two exterior hose bibs, one at garage and one at rear of home

Front landscape plan individually designed by landscape architect

Low-E and Argon Gas

Vinyl casement windows

Gas line for BBQ

## KITCHEN FINISHES

Elegant two-toned Maple, Oak and Painted MDF kitchen cabinets from vendor's included samples

Oversized custom kitchen islands with breakfast bar, as per plan

Extended height upper cabinets and crown mouldings

Double under mount modern stainless steel sink

Designer Aquabraxs single lever chrome pullout faucet

Quartz or Granite countertop from vendor's included samples

Backsplash – 3" x 6" subway tiles or liner cut stone glass tiles

Walk-in pantry with shelving

Gas line for range

Miele Pro Series Appliance Package including range, fridge and dishwasher, with a Miele built-in microwave

Wood or MDF canopy style hood fan with built-in Miele hood

## BATHROOM FEATURES

Selection of Maple, Oak and painted MDF cabinets, from vendor's included samples

Quartz, Granite or Marble countertop, from vendor's included samples

White rectangle or oval under mount sinks throughout

Designer Aquabraxs faucets in chrome finish in all bathrooms, complimented by accessory packages including chrome finish towel bar and tissue dispenser

Aquabraxs 16" x 10" Cura Aquademy ceiling mount rain shower head in Master Ensuite

Aquabraxs 8" x 10" square chrome finish rain shower set in free standing showers

Freestanding rectangular tub in Master Ensuite with Aquabraxs tub set with deck mounted pullout handle in chrome finish

Deep soaker acrylic tub with Aquabraxs Square Dual Function Rail Set in Second Floor Bathrooms

Oversized frameless glass shower in Master Ensuite with chrome hardware

Elongated toilet with slow close lids throughout

Energy Efficient Timer regulated hot water recirculating line to all bathrooms on Second Floor for instant hot water

## POWDER ROOM FEATURE

Aquabraxs-Alto freestanding console with single hole chrome faucet and chrome pea-trap

Elongated toilet with slow close lid in First Floor Powder Room

## LAUNDRY FEATURES

Selection of Maple, Oak or painted MDF base and upper cabinets with choice of Quartz or Granite countertop from vendor's included samples

Aquabraxs single lever pullout faucet in chrome finish with square top stainless mount sink

## INTERIOR FINISHES

Modern Riverside style 8' solid core interior doors on First Floor and Riverside hollow core doors on Second Floor

Upgraded 7 1/4" baseboards with 4 1/4" backband with window stools throughout

7" cornice moulding for waffle ceiling as per plan

Master Bedroom privacy lock

Oak staircase with 3 1/2" railing post with choice of rod iron or wood pickets from vendor's included samples

Elegant brushed nickel interior door hardware

10' ceilings on First Floor, 9' ceilings on Second Floor and Basement (except for required bulk heads)

Oversized 42" fireplace insert with Cast Stone Mantel

Elegant smooth ceilings throughout

Wine Grotto, as per plan

Cold Cellar, as per plan

## FLOORING FEATURES

5" pre-finished engineered Oak Flooring in Living/Family/Dining/Den Room/Upper Hall, Wine Grotto or Kitchen in lieu of tile

Choice of 12" x 12" Marble/Granite tile in Master Ensuite and Foyer and Powder Room

Choice of 12" x 24" or 18" x 18" glazed porcelain tile in Kitchen/Breakfast, Bathrooms and Laundry Room

50oz nylon broadloom in all bedrooms

## ELECTRICAL FEATURES

200-amp circuit breaker panel copper wiring throughout

Modern décor lighting and Decora Switches throughout

25 EnergyStar rated LED pot lights on First Floor, location determined by homeowner\*

USB outlet/charger in kitchen

Radiant floor heating in Master Ensuite with programmable thermostat

Two exterior weatherproof electrical outlets at front porch and rear porch

Telephone cable and Cat5 wiring in Kitchen, Family Room, Family Studio, Den and all Bedrooms

Central vacuum rough-in

Smoke detectors and carbon monoxide detectors hardwired

Automated garage door openers

## HEATING FEATURES/ HOME COMFORT ENERGY SAVINGS

VanEE Energy Recovery Ventilator

Amana GME high efficiency furnace with ECM/Media Filter/ Humidifier

SEER Air Conditioner

Tank-less Hot Water System on Rental

Wifi Programmable Thermostat

## GENERAL

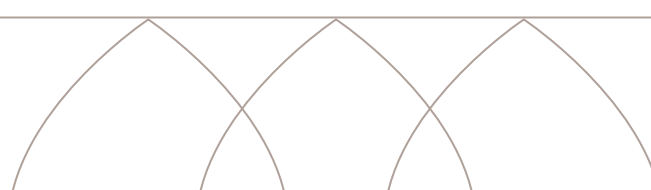
Brochure/marketing materials are architect's rendition only and may not be the exact same product provided

Duct cleaning provided before occupancy

Rogers Package – 25% off Cable, Internet and Smart Home Monitoring for a 2-year term

## NOTES TO PURCHASERS

Specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. This is the final list of features and finishes which will supersede all other lists. \*Location governed by builder bylaws.



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