

# FEATURES & FINISHES

## EXTERIOR FINISHES

1. Stone & clay brick as per elevation.
2. Stucco freeze board as per drawing.
3. Precast concrete windows sills, headers, and entrance arches. (as per elevation)
4. 40 year self-sealing shingles.
5. Maintenance free upgraded European aluminum soffits, fascia, downspouts and eavestrough.
6. Upgraded insulated Garage door (2) with side mount rails, as per elevation.
7. Upgraded 30"x 24" basement casement windows.

## DOORS AND WINDOWS

8. Coloured vinyl casement windows and transoms with low-E and argon gas throughout (including low "E" in basement windows). Opening windows are screened, as per plan.
9. 8' high insulated stained fibreglass wood grain look front entry door(s) (approx. height as per plan).
10. Insulated 8' high (approx. height) metal entry door from garage to house.
11. Elegant front door grip-set and finished passage and deadbolts on all side and rear entry doors with matching floor mounted door bumpers.
12. All exterior windows and doors are caulked and sealed with weather-stripping.

## ELEVATED INTERIOR FEATURES

13. 10' ceilings on main floor, 9' ceilings on second floor and basement (excluding areas due to mechanical systems and/or structural requirements).
14. 7 1/4" baseboard throughout main floor & 2nd floor with 4 1/2" poplar casing with backbend.
15. 8' high interior solid doors on main floor and 7' solid doors on 2nd floor (approx. heights as per plan).
16. 4 hinges per door.
17. Upgraded 5" oak nosing throughout.
18. Upgraded interior railing & handrail with steel pickets or 1 3/4" wood pickets.
19. Stained finished oak veneer stairs from basement to 2nd floor.
20. Upgraded natural gas fireplace in family room & library with limestone mantle.
21. Cathedral and/or vaulted ceiling, as per plan.
22. Smooth ceilings throughout 1st & 2nd floor, resilient channels to be used where required.
23. 7" cornice moulding throughout main floor, upper hall & all bedrooms.

## FLOORING

24. Upgraded 24"x24" porcelain tile in foyer, kitchen & mud room.
25. Upgraded 18"x18" porcelain tile in all ensuites.
26. 3/4" x 7" Stained pre-finished engineered oak flooring on main floor, stair landings, upper hall & all bedrooms (as per plan and excluding tiled areas).
27. All stair landing hardwood to be installed on a 45 degree angle.

## KITCHEN FEATURES

28. Kitchen upgraded uppers (54") to ceiling.
29. Kitchen features island, pantries & built-ins.
30. All drawers and doors include self closing hinges.
31. Upgraded 5 1/2" crown moulding.
32. Kitchen built with plywood construction and your choice of MDF or Maple Doors.
33. Granite counter tops in kitchen and ensuites. (Upg # 2).
34. (3) Under mounted stainless steel kitchen sink.

## BATHROOM FINISHES

35. All ensuites to have separate shower stalls and/or bathtub with frameless clear glass shower doors. Master ensuite shower stall to have a rain head & 2 pot lights complimentary.
36. Upgraded vanity in powder room.
37. Upgraded Riobel faucet package with mechanical pop-up drains in all bathrooms.
38. Upgraded free standing tub in ensuite.
39. Master ensuite to have 12" deep bench seat with marble top.
40. Undermount white square or oval porcelain sinks.
41. 1 piece elongated toilets throughout.
42. Ultra quiet Exhaust fan vented to exterior.

## LAUNDRY ROOMS

43. Deep stainless steel laundry tubs with chrome faucet included.
44. Build in curb installed around washer and dryer with membrane and drain.

## COMFORT AND FULFILLMENT FEATURES

45. Capped gas-line at rear for future BBQ hookup.
46. Complete central vacuum system located in the garage (rough-in).
47. Smoke detectors/carbon monoxide detectors installed and hard-wired (as per Ontario Building Code).
48. Door chimes at front and side entry doors.
49. Monitored security systems consisting of master control with display keypad, motion detector, and magnetic contacts on all dwelling entry doors on main floor and basement windows with purchaser's order of monitoring service from builder's supplier (see sales representative for details).

## LIGHTING AND ELECTRICAL

50. 200 Amp electrical service.
51. 20 LED pot lights throughout main floor, 20 LED throughout 2nd floor & 20 LED throughout exterior of house.
52. One "holiday" exterior plug mounted on soffit operated by a separate switch.
53. European Height white screw less Decora plugs and switches throughout as per vendor's standard specifications.
54. All electrical outlets to be installed in baseboards.
55. Weather-proof exterior electrical outlets, one at rear, one at front entry, and one exterior plug on any accessible balcony as per applicable floor plan.
56. Electrical wall outlet(s) in garage and an electrical outlet per garage door on garage ceiling.

## TECHNOLOGY

57. Accommodations for cable and electrical over fireplace in family room for future flat panel TV, including additional back up framing (as per plan, if applicable).
58. Cable in family room, den, loft and all bedrooms.
59. Telephone rough-in provided in kitchen, living room, den, family room and all bedrooms.

## EXCEPTIONAL CONSTRUCTION BUILT TO LAST

60. Approximate 9'-0" poured concrete basement walls with heavy-duty damp proofing, drainage board, weeping tiles.
61. 3/4" Plywood sub-flooring to be glued, sanded and screwed.
62. 2"x6" exterior wall construction with R22 insulation value and R50 attic insulation.
63. Conventional air circulating HRV system (simplified/partial installation).
64. High efficiency natural gas fired furnace with an ECM motor for extra cost savings.
65. All main heating/cooling Trunk Ducts in basement and garage ceiling to be taped.
66. Poured concrete porch and steps (as per plan).
67. Poured concrete garage floor.
68. All interior walls and ceilings to be drywall construction.
69. Steel post and wood beam construction with pre-engineered floor systems. (Excluding areas due to structural design).
70. Spray foam insulation in garage ceiling below livable areas as well as all cantilevered areas.
71. Rough-in three piece drains in basement as per vendor's standard location.
72. 1 Cold cellar provided in basement with weather stripping, solid core door, light and floor drain.
73. Basement walk up with aluminum railing and light fixture.
74. All ducts are professionally cleaned prior to occupancy.
75. All garage walls to be fully drywalled and to be painted white.

(Vendor Signature)

(Date)

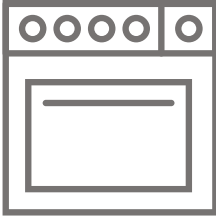
(Homeowners Signature)

(Date)

THE VENDOR SHALL HAVE THE RIGHT TO MAKE REASONABLE CHANGES IN THE OPINION OF THE VENDOR IN THE PLANS AND SPECIFICATIONS IF REQUIRED AND TO SUBSTITUTE OTHER MATERIAL FOR THAT PROVIDED FOR HEREIN WITH MATERIAL THAT IS OF EQUAL OR BETTER QUALITY THAN THAT PROVIDED FOR HEREIN. THE DETERMINATION OF WHETHER OR NOT A SUBSTITUTE MATERIAL IS OF EQUAL OR BETTER QUALITY SHALL BE MADE BY THE VENDOR'S ARCHITECT WHOSE DETERMINATION SHALL BE FINAL AND BINDING. COLOUR, TEXTURE, APPEARANCE, ETC. OF FEATURES AND FINISHES INSTALLED IN THE PROPERTY MAY VARY FROM VENDOR'S SAMPLES AS A RESULT OF NORMAL MANUFACTURING AND INSTALLATION PROCESSES. E & O.E.

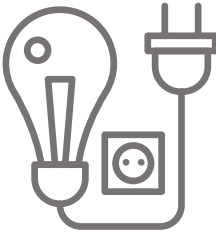
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HOMES

# Lot 69 – Upgrade Listing



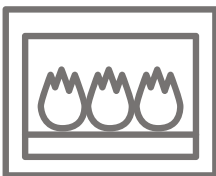
## Appliances Upgrade

- 30 Inch Double Combination Built-in Oven -Thermador
- 36 Inch Gas Range Top - Thermador
- 30 Inch Built-in Freezer with internal Ice Maker - Thermador
- 30 Inch Built-in Fresh Food Fridge – Thermador
- Dishwasher – Thermador
- Front Load washers - Electric
- Front Load Dryer – Electric
- Wine Fridge



## Lighting Fixtures Upgrade

- Front Entrance x 1
- Over Garage x 2
- Side of House x 1
- Back of House x 1
- Interior Front Entrance x 1
- Den x 1
- Powder Room x 1
- Dining Room x 1
- Kitchen Island x 2
- Kitchen Table x 1
- Family Room x 1
- Upstairs StairWell x 1
- Master Bedroom x 1
- Master Ensuite Vanity Sconces x 2
- Over Tub x 1
- Spare Rooms x 3
- Spare Room ensuites x 3
- Basement Ceilings x 3
- Basement Bathroom x 1



## OTHER ITEMS

- Central Vacuum - Home Wave Platinum c/w Standard Air Kit x 1
- Standard Alarm System
- Garage Door Opener
- Air Condition Unit
- HRV System
- Family Room Gas Fireplace
- Den Room Fireplace
- Upgraded Metal Pickets
- Free Standing Tube
- Bidet in Master Ensuite water closet