



Features & Finishes

QUALITY CONSTRUCTION

- All homes are constructed under approved Energy Star standards
- Continuous exterior insulation wrap promotes less thermal bridging and minimal air leakage, leading to added energy efficiencies
- 9' ceiling height on main floor and 8' on second floor
(some portions of ceilings may be higher or lower in some homes)
- Poured concrete foundation, reinforced with steel
- Engineered 3/4" thick subfloors nailed, glued and screwed, preventing future floor squeaks
- Basement exterior walls wrapped with waterproofing membrane with weeping tile below
- Exterior walls insulated to R28, attic insulation to R60 and basement walls to R20 (blanket)

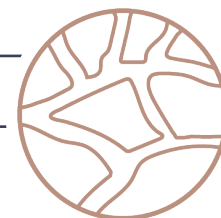


EXTERIOR FINISHING DETAILS

- All exterior colours and materials are architecturally controlled and pre-selected by the builder
- Clay brick and/or natural stone (as per plan)
- Maintenance-free vinyl siding with aluminum soffit, fascia and eavestroughs (as per plan)
- Self sealing shingles with limited lifetime warranty
- Energy efficient Low E argon vinyl casement windows - some panes will be fixed
- 8' wide patio door or 6' wide garden door (as per plan) with high efficiency Low E argon gas filled panes
- Premium insulated garage door
- Garages are fully insulated/drywalled and finished with skim coat to common house walls
- Pot light in the covered porch and coach light on garage (as per plan)
- Front concrete porch with concrete steps
- Maintenance free aluminum railing on front porches (when required by grade)
- Decorative address stone
- Asphalt driveway paving included (may not be installed at time of closing)
- Community sodded & graded to municipal requirements (may not be installed at time of closing)
- Extensive landscape plan to include trees, shrubs, gardens and seating areas (may not be installed at time of closing)

INTERIOR FINISHING DETAILS

- Oak railing and pickets with choice of stained finish and clear coat (as per plan)
- 5 1/2" baseboard and 2 3/4" casing, capped studio walls
- Choose from 2 interior door styles
- Interior lever style door hardware



CONDO TOWNHOMES

- Swing doors and sliding doors throughout (no bi-fold doors)
- California style ceilings (bathrooms and standard closet ceilings are smooth finish)
- Choice of 3 Low Volatile Organic Compound (VOC) interior light wall paint colours (one colour throughout)
- Low VOC quality carpet with 4lb foam carpet cushion (one colour throughout)
- 12" x 24" ceramic tile as per plan
- Level 1 hardwood in the great room
- Pewter interior light fixtures (as per plan)
- Wire shelving in all clothes closets and four (4) rows of wire shelving in each linen closet and in pantry closets where applicable
- Garage to house access door if grade permits

GOURMET KITCHENS

- Granite counters with undermount sink
- Custom oak or MDF cabinetry with soft close doors and drawers and white melamine interiors
- Extra deep cabinetry build-out over the fridge with gable
- Moen pull-out faucet
- Over-the-range microwave (stainless steel)

DESIGNER BATHROOMS

- Granite counters with undermount sink
- Luxurious ensuites included in all homes with walk-in tiled shower with frameless glass door and tiled niche
- Custom oak or MDF vanities with soft close doors and drawers (as per plan)
- Moen faucets
- Acrylic bathtub with acrylic skirt and tiled surround in main bathroom (as per plan)
- Efficient dual flush toilets throughout
- Straight edge mirror above all vanities

MECHANICAL, ELECTRICAL, PLUMBING

- Central air conditioning
- 200 AMP electrical service
- Rough-in for car charging station
- LED energy efficient lightbulbs throughout
- High efficiency natural gas furnace
- Fresh air system (Heat Recovery Ventilator, HRV)
- Programmable thermostat
- Dryer lint trap for ease of safe access and cleaning
- Ducting professionally cleaned before closing and 12-month supply of furnace filters provided on closing
- High efficiency natural gas tankless rental water heater (purchaser to sign rental agreement with utility company)
- Automatic garage door opener rough-in
- Two exterior weatherproof Ground Fault Interrupter (G.F.I.) receptacles (1) located on porch and (1) at rear of home (2) at rear of home for walkouts

CONDO TOWNHOMES



- Two exterior frost free hose bibs with interior shut offs: (1) in garage and (1) at rear of home
- Water shut off valves under all sinks and toilets
- 220 volt wiring and outlet for stove and clothes dryer
- Interconnected hard-wired smoke & carbon monoxide alarms with strobe on all levels and in bedrooms
- Decora style switches and receptacles throughout
- Predetermined locations for cable, Cat 5E and telephone outlets (combination of 6 in total)

CONDOMINIUM DETAILS

- Rear pressure treated deck and/or patio complete with privacy screen, wood railing and black metal balusters (as per plan)
- Exterior maintenance of homes included to ensure long-term aesthetically pleasing streetscape
- Common areas maintained by professional landscaping company
- Snow removal and maintenance of private laneway, visitor parking spaces and sidewalk
- Professional property management and administration
- Exterior lighting operated and maintained by Condominium Corporation

BUILDER'S GUARANTEE & WARRANTY

- Homes are built to exceed the current Ontario Building Code (OBC)
- Homes covered by Tarion Warranty Corporation Comprehensive 7-year warranty (enrollment fee to be paid by purchaser as an adjustment on closing)
- *Homes are covered by Granite Homes Warranty Advantage which extends the length of the Tarion 1-Year and 2-Year Warranties by an additional 6 months*

NOTES

- All selections are to be made from samples provided by the Vendor
- Purchaser acknowledges that the floor plan may be reversed
- The number of steps at the front and in the garage (if applicable) may vary from that shown and are subject to grade
- The decorated model home, virtual reality, marketing floor plans and images/renderings do contain some items not included in the base price
- Variations in uniformity and color (ie. ceramics, wood products, etc.) from Vendor's samples may occur and can be expected in finished materials
- Plans and specifications are subject to modification at the discretion of the Vendor. The Vendor reserves the right to substitute materials of similar or better quality
- All measurements are approximate. E. & O.E.
- Mechanicals may not be positioned as shown on plan

*The Granite Homes Warranty Advantage is a builder sponsored extended warranty. The Tarion Warranty Corporation has no responsibility beyond the statutory warranty requirements. The Granite Homes Warranty Advantage applies to the original purchaser and is non-transferable. The Granite Homes Warranty Advantage is not applicable to rental properties. Subject to change without notice.