

# GALLERY

MODERN LIVING

## FEATURES & FINISHES

### QUALITY CONSTRUCTION

- 9' Ceiling height on main floor and 8' ceiling height on upper floor (some portions of ceilings may be higher or lower in some homes)
- Poured concrete basement walls
- Basement exterior walls wrapped with waterproofing membrane with weeping tile below
- Exterior walls insulated to R28.5, attic insulation to R31 and basement walls to R20 (blanket)

### EXTERIOR FINISHING DETAILS

- Townhomes to include contemporary clay brick as per plan
- Exterior Insulation Finishing System (synthetic stucco) as per plan
- Premium Maibec horizontal wood siding as per plan
- Long life synthetic roof membrane
- Energy efficient low E argon black coloured vinyl clad windows (some windows on side/rear elevation may be slider style windows and some panes may be fixed)
- Patio/garden doors have high efficiency low E argon gas filled panes
- Insulated front entry door
- Contemporary style insulated satin glass garage door
- Garages are fully drywalled and finished with skim coat only
- Pot light at front door and coach lights at garage and rear
- Front concrete porch with concrete steps
- Maintenance free aluminum railing on front porches (if required by grade)
- Decorative address stone
- Full asphalt driveway paving included (to be completed after closing to allow time for driveways to settle)
- Community sodded & graded to municipal requirements
- Professionally designed landscape plan by Landscape Architect
- Parging on all exposed foundation surfaces

### INTERIOR FINISHING DETAILS

- Oak handrail with choice of stained finish and clear coat as per plan
- Choice of Melrose or Berkley interior doors with West End Collection 5" baseboard and 3" casing, capped studio walls
- Interior lever door hardware
- Swing doors throughout as per plan
- California style ceilings. Bathrooms and standard closet ceilings are smooth finish
- Choice of 2 low Volatile Organic Compound (VOC) interior wall paint colours (One colour throughout)
- Low (VOC) high quality carpet with 4lb foam underpad
- 13" x 13" Ceramic tile as per plan
- Hardwood in the Great Room
- Overhead pewter light fixtures as per plan
- Premium wire shelving in all clothes closets and four (4) wire shelves in each linen closet

### GOURMET KITCHEN

- Granite countertops with undermount sink
- Custom Oak or MDF cabinetry with soft close doors and drawers and maple melamine interiors
- Moen pull-out faucet
- Five-piece appliance package
- Appliance installation included
- Over-the-range microwave/rangehood combo with premium quiet venting (choice of stainless/black)

### DESIGNER BATHROOMS

- Luxurious ensuites included in all homes
- Ensuite to include walk in tiled shower with frameless glass door and tiled niche
- Custom Oak or MDF vanities with drawers (in vanities over 36")
- Granite countertops with undermount sink (powder room includes pedestal sink)
- Moen faucets
- Maintenance free one piece white acrylic tub surround in main bathroom
- Efficient dual flush toilets throughout
- Polished, beveled mirror above vanities (excluding powder room)
- 3 Piece basement bathroom rough-in (Wildlife Collection) or 2 piece bathroom rough-in (Studio Collection) as per plan

## MECHANICAL, ELECTRICAL, PLUMBING

- Natural gas high efficiency furnace
- Central Air Conditioning
- Heat Recovery Ventilator (HRV) system
- Drain Water Heat Recovery (DWHR) System
- Programmable thermostat
- Ducting professionally cleaned before closing and 12-month supply of furnace filters provided on closing
- High efficiency natural gas rental water heater. Purchaser to sign rental agreement with utility company
- 100 AMP electrical service
- Radon Mitigation Fan
- Automatic garage door opener rough-in located in garage
- Two exterior weatherproof Ground Fault Interrupter (G.F.I.) receptacles (1) located on porch and (1) at rear of home
- Two exterior hose bibs with interior shut offs (1) in garage and (1) at rear of home
- Water shut off valve under all sinks and toilets
- 220 volt wiring and outlet for stove and clothes dryer
- Inter-connected hard-wired smoke detectors on all levels and in bedrooms
- Carbon monoxide detectors on bedroom levels for safety
- Decora style switches and receptacles throughout
- Choice of two location for cable and two location for Cat 5 or telephone outlets with finished terminations

## BUILDER'S GUARANTEE & WARRANTY

- All Homes are built to meet or exceed the current Ontario Building Code (OBC)
- All homes covered by Tarion Warranty Corporation. Comprehensive 1-year warranty plus a 2-year warranty covering the electrical, plumbing, heating systems and water penetration of the building envelope and a 7-year warranty against major structural defects (enrollment fee to be paid by purchaser as an adjustment on closing)
- **All homes covered by Granite Homes Warranty Advantage which extends the length of the Tarion 1-Year and 2-Year Warranties by an additional 6 months\***

## CONDOMINIUM DETAILS

- 17'-8" x 8' Pressure treated deck or interlock patio complete with 6' high privacy wall as per plan
- Large community park with seating area
- Exterior maintenance of homes included to ensure long-term aesthetically pleasing streetscape

- Front yard and community yard maintained by professional landscaping company
- Curb-side waste and recycling pick-up
- Snow removal and maintenance of private laneway, visitor parking spaces, sidewalk and front steps
- Professional property management and administration
- Building insurance included (purchaser's to obtain insurance on upgrades and contents)
- Exterior lighting operated and maintained by Condominium Corporation

## NOTES

- All selections are to be made from samples provided by the Vendor
- 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, marketing floorplans 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
- Furnace, hot water tank, sump pit (if applicable), HRV, DWHR, air conditioner, water meter and hydro panel may not be positioned as shown on plan

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

