



FEATURES & FINISHES: TOWNHOMES



EXTERIOR

- Superior architecturally designed elevations with stucco, Superior architecturally designed elevations with clay brick, stucco, stone, stone accents and other accent details in other materials as per model type (actual detailing may vary from Artists' concept and subject to grade conditions). Lintels to receive lintel wrap.
- Exterior colour package is predetermined by block and cannot be altered.
- Maintenance-free vinyl casement or thermo-fixed glass windows throughout with exterior transom, elliptical and half round windows and grilles, as per model type.
- High quality vinyl basement windows, as per model type.
- Insulated exterior entry door(s) with weather stripping, as per model type.
- Laminated architectural limited lifetime shingles from Vendor's pre-determined colour packages.
- Maintenance-free aluminum soffit, fascia, eavestrough and downspouts.
- Aluminum exterior railing, as per model type, and if required due to grade condition.
- Sliding patio door(s) with screen or French door(s), as per model type.
- Sectional roll-up garage door(s) with decorative windows, as per model type.
- For front loaded towns: Two (2) exterior hose bibs - (one in garage and one at rear).
- For rear lane towns: Two (2) exterior hose bibs - (one in garage and one at front).
- Professionally graded and sodded lot, with landscaping treatments and plantings, as per site plan.
- Precast slab walkway to front entry.
- For front loaded towns: Precast slabs at rear patio with steps as required, as per model type.
- Asphalt paved driveway (as per municipal requirements). Vendor not responsible for future settlement.
- Black exterior lamps on front and rear elevations, as per model type.
- For front loaded towns: Where grading requires a deck, the Vendor will provide a wood deck, as per model type, with stairs. Premiums apply.
- Door from garage to house subject to grade (2 risers maximum).
- For front loaded towns: Door from garage to rear yard subject to grade, as per model type.
- For front loaded towns: Gas line off first floor at rear of home for barbeque connection.
- For rear lane towns: Gas line on terrace for barbeque connection.

INTERIORS

Purchaser's choice of interior colour and materials from the Vendor's samples. Purchaser agrees to select the colour and materials in seven (7) days after notification by Vendor; otherwise, the Vendor reserves the right to choose the interior colour and materials. Purchaser may be required to reselect colours and/or material from Vendor's samples as a result of unavailability or discontinuance. Variations from Vendor's samples may occur in finishing materials, kitchen countertops and vanity cabinets, floor and wall finishes due to normal production process.



INTERIOR TRIM AND FEATURES

- For front loaded towns: 9' ceilings on first floor, 8' ceilings in loft area, as per model type.
- For rear lane towns: 8' ceilings on lower floor, 9' ceilings on main floor and 9' ceilings on upper floor, as per model type.
- Most main/first floor archways to be trimmed and raised to complement 9' ceilings, as per plan and model type.
- Trimmed half walls and ledges, as per model type.
- Aristocrat paint grade trim +/- 2 3/4" casing in +/- 4 1/4" baseboards with colonial doors and/or sliders, as per model type.
- For front loaded towns: Natural stairs with oak treads and oak veneer risers and stringers from first to loft floor, with natural +/- 1 3/4" oak pickets and +/- 2 3/4" handrail, as per model type.
- For rear lane towns: Natural stairs with oak treads and oak veneer risers and stringers from lower to upper floor, with natural +/- 1 3/4" oak pickets and +/- 2 3/4" handrail, as per model type.
- For front loaded towns: Stairs for optional finished basement plans will be carpet grade treads and risers with painted white stringers, as per model type.
- For front loaded towns: Railings for optional finished basement plans will be painted white pickets and handrail, as per model type.
- All interior doors to have brushed nickel lever hardware.

INTERIOR TRIM AND FEATURES CONT'D

- Wire shelving in all closets including linen, as per model type.
- For front loaded towns: Front porch cold cellar, as per model type.
- For front loaded towns: All ducts to be cleaned prior to closing.

PAINTING

- All interior walls to be finished with one (1) choice of paint from Vendor's samples.
- Wood trim and interior doors painted white.
- Smooth ceilings on first floor.
- Smooth ceilings in bathrooms in loft and optional finished basement.
- Stippled ceilings with smooth borders in loft area and in optional finished basements, as per model type.

FLOORING

- Choice of 12" x 12" or 13" x 13" ceramic flooring in foyer, main floor hallways, kitchen and breakfast areas, all bathrooms, powder room, laundry room (as per model type) and garage door landing, from Vendor's standard samples, as per model type.
- For front loaded towns: Natural prefinished 3 1/4" by 3/4" engineered strip hardwood on first floor, save and except tiled areas, as per model type.
- For rear lane towns: Natural prefinished 3 1/4" by 3/4" engineered strip hardwood on main floor, save and except tiled areas, as per model type.
- For front loaded towns: 40 oz. broadloom in one (1) colour in loft area and in optional finished basement, as per model type.
- For rear lane towns: 40 oz. broadloom in one (1) colour on lower floor and upper floor, save and except tiled areas, as per model type.
- Quality foam underpad for all carpeted areas.



KITCHEN

- Quality custom crafted cabinetry selected from Vendor's standard samples with provision for dishwasher.
- Rough-in dishwasher includes plumbing and electrical only, with space for dishwasher, cabinet not included.
- Extra height kitchen cabinets with decorative crown moulding to complement 9-foot ceilings, (no bulkheads where possible).
- Choice of stone countertop from Vendor's standard samples.
- Double stainless-steel kitchen ledgeback sink with pull-down faucet in chrome.
- Stainless steel exhaust hood fan over stove with six (6) inch duct to exterior.

BATHROOMS

- For front loaded towns: Rough-in 3-piece bathroom in basement. Bathroom to be finished if selecting the optional finished basement.
- All bathroom fixtures to be white.
- Primary ensuite to feature a frameless glass shower enclosure and door in clear glass and chrome trim. Shower to include ceramic tiles on walls and ceiling with recessed shower light, as per model type.
- Framed glass shower door in clear glass and chrome trim on freestanding showers depicting a shower door, as per model type.
- Custom quality vanities selected from Vendor's standard samples, except where pedestal sinks are indicated.
- Choice of stone countertop with drop-in sink from Vendor's standard samples in all bathrooms, including optional finished basement, as per plan, except where pedestal sinks are indicated.
- Wall mirrors in all bathrooms.
- White ceramic accessories (toilet paper holder and towel bar) in all bathrooms.
- Decorator ceramic wall tiles in tub and shower enclosure, including ceiling.
- Primary ensuite to receive freestanding acrylic tub, as per model type.
- Chrome single lever faucet in tubs and showers, as per model type, excluding acrylic tub.

BATHROOMS CONT'D

- Chrome single lever faucet on all bathroom and powder room sinks with mechanical pop-up drain.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Strip lighting above vanities and pedestal.
- Pressure balancing fixtures in all showers.

LAUNDRY

- Laundry area with tub and connections for water and drain for washing machine, as per model type. First floor laundry rooms do not have floor drains.

ENERGY SAVING FEATURES

- Forced air High-Efficiency gas furnace with electronic iF for front loaded towns: Forced air high-efficiency gas furnace with electronic ignition and heat recovery ventilation unit.
- For front loaded towns: The Purchaser acknowledges that the water heating equipment is on a rental program.
- For rear lane towns: High velocity forced air heating and heat recovery ventilation unit.
- For rear lane towns: The Purchaser acknowledges that the high-efficiency tankless water heater and storage tank are on a rental program.
- Spray foam insulation in garage ceiling where home design accommodates a room over garage, as per model type.
- Energy saving light fixtures throughout.
- Water saving toilets and fixtures.
- All homes are Energy Star Qualified and performance tested by a third party to meet superior standards in energy efficiency.

QUALITY CONSTRUCTION

- Concrete basement walls with foundation wrap to enhance For front loaded towns: Concrete basement walls with foundation wrap to enhance overall water resistance.
- Concrete block party wall above grade separating living units.
- Engineered Floor System - sub-floor is glued, screwed and sanded prior to finishing.
- Windows and exterior doors sealed with high quality caulking.
- Quality 2" x 6" exterior wall wood frame construction, as per model type.
- Garage to be completely drywalled.
- Dropped ceilings and bulkheads as required.

ELECTRICAL

- 100 AMP electrical service.
- Weatherproof GFI exterior electrical outlet located at the rear terrace/balcony and front porch, as per model type.
- White Decora switches and receptacles throughout.
- Quality ceiling light fixtures with LED light bulbs provided in foyer, laundry, kitchen, breakfast, dining room, great room, computer nook, upper hall, all bedrooms, and in optional finished basements, as per model type.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Rough-in for EV charging station.
- Rough-in electrical outlet for future installation of garage door opener.
- Door chimes provided.
- Rough-in for Central Vacuum.
- Rough-in Security System. Full security system provided if monitored by Vendor's supplier.
- Complete central air conditioning.

SMART FUTURE READY HOME

- Our Smart Future Ready Home wiring package includes one (1) fully integrated, state of the art, home wiring system which provides the hi-tech infrastructure for today's technological features and expands to give you the ones you may want in the future.
- In addition to the Smart Future Ready Home wiring, we include:
 - Smart home lock for your door from the garage into the home.*
 - Smart thermostat control.
 - Three (3) smart lighting control switches. One (1) each for the front elevation exterior porch light, rear elevation exterior light, living room outlet or great room, as per model type.
 - Two (2) water leak sensors.
 - Two (2) cable television rough ins.
 - Two (2) telephone rough ins.
 - Smart Home App with one (1) year of Smart home access.

A Grand Alarms Representative will contact you for your personal pre-wire consultation.

*If grade does not permit the door from the garage to the home, the Smart Home Lock will be installed on the front door.

