

STANDARD FEATURES

The development is located at 854 Doon Village and is close to everything you need! You'll have access to schools, shopping centres, restaurants and grocery stores just minutes away by foot or car! Our goal was to create a community that was welcoming and friendly — one where you can come home from work feeling relaxed and rested. We've made sure that every detail has been carefully considered so that you feel at home from the moment you walk through the door until the time comes when you want to move on!

Exterior

- Asphalt Paved Driveway
- Paved Municipal Roads. Curbs, sidewalks, and streetlights
- Municipal water, storms, and sanitary sewers
- All services are underground: natural gas, hydro, and phone
- Front elevation: Details as per plan
- All exterior colour schemes are architecturally controlled by vendor to create attractive streetscape

Structural

- Foundation to Ontario Building Code specifications
- Floor: to achieve a quieter floor, we use kiln dried joists on 16" centres with 5/8" tongue and groove subfloor, glued and pneumatically fastened. Also 1.5" concrete top up
- Townhomes: demising walls between adjacent homes have sound attenuation which meets or exceeds code

Interior

- High quality vinyl floor in all other areas, with carpet in bedrooms. If 2 storey or if open stairs to finished basement, stairs & hall will be carpeted. Upgrade for stairs available
- Interior walls painted (1 colour, no darks/bolds) with 2 coats of self priming paint
- Trim and Doors painted with two coats semi-gloss latex, white
- Ceilings painted white flat latex
- Smooth ceiling throughout (no stipple)
- Single level shelving in each clothes closet

Kitchen

- Quartz kitchen countertops from Builder samples (Standard and Executive Townhomes)
- Double bowl stainless steel kitchen sink with single-lever chrome faucet
- Quality decor kitchen cabinets with soft-close as per plan and Builder samples
- Dishwasher given
- Appliances provided high quality stainless steel

Bath

- Laminate countertops from Builder samples
- Raised & elongated water-saver toilets are standard
- Quality plumbing fixtures in all bathrooms
- Mirrors at all vanities, one vanity light over each vanity
- Single lever chrome faucets in all vanities, showers, and tubs
- Scald-guard temperature control valve for all showers
- Bathroom accessories: chrome towel bar, paper holder



Laundry

- One 4" dryer vent ducted to exterior
- Heavy duty receptacle for dryer

Lighting

- LED Ceiling lights: 1 in each bedroom, hall and walk-in closet

Doors, Windows, & Trim

- Windows: Solid vinyl maintenance free low E glass, Argon gas filled (warmer in winter, cooler in summer)
- Insulated entry doors, fully weather-stripped, with tarnish resistant grip-set on front door
- Patio doors (where included on plan): vinyl, sliding, with screen

Heating and Cooling

- Central Air Conditioning
- High-efficiency forced-air gas furnace
- High efficiency gas-fired water heater (rental)
- Fully ducted Heat Recovery Ventilators (HRV) ducted to bathrooms and kitchen
- Programmable digital thermostat

Electrical

- 100 amp Service with circuit breakers and copper electrical wiring throughout
- Carbon monoxide and smoke detectors wherever required by code
- Door chime at front entrance way
- Heavy duty receptacle for laundry and kitchen stove
- White "Decora" or equivalent light switches and receptacles throughout

General

- Square footage is calculated from the outside dimension of the building on the first floor. All dimensions are approximate
- Homes are covered by the Tarion Warranty Corporation. Homes will be registered by the Vendor with the enrolment fee to be paid by the purchaser as an adjustment on closing
- Plans, specifications, and materials are subject to availability, substitution, and modification, without notice
- Builder reserves the right to substitute materials of equal or better quality
- Final clean-up of construction site and house professionally cleaned prior to move in
- All homes will be built to the Ontario Building Code Standards as of the date of construction
- Room by room pre-delivery inspection (PDI) will be completed with the Builder
- HST will be included in the purchase price, based on eligibility. If eligible, rebate will be assigned to the Builder

Although the standard features listed above are substantial, homeowners are welcome to choose from a wide array of upgrade options to customize their home to their liking. Upgrades are priced attractively to ensure that you receive a home that you will love for years to come.

August 2023. Subject to Change without Notice. E. & O.E.

