

INNISFIL ONTARIO

SIMCOE WOODS

FEATURES & FINISHES



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EXTERIOR FINISHES

- Inspiring Traditional, and French Provincial architectural designs finished with stone, stucco, and genuine clay brick detailing (including sides and rears) as per elevations. Pre-cast detailing such as: arches, keystones, banding & sills to front elevations. Elevations are complimented with decorative aluminum frieze board at the rooflines, decorative black metal railing, and vinyl columns, as per elevation. Where additional railing is required at front porches due to grade, coloured vinyl railing will be installed to match vinyl columns.**
- Architecturally controlled exterior colour schemes from Rosehaven's selections for the purpose of providing a pleasing streetscape.
- Brick soldier coursing with steel lintels above all second floor windows, as per elevation.
- Pre-finished maintenance-free aluminum soffit, fascia, eavestrough, downspouts and aluminum to ceilings of covered front porches.
- Self-sealing shingled roof.
- "Porcelain" house number on front elevation, location determined by Rosehaven.
- Fully sodded front, rear and side yards. (Side yards: where continued growth will permit, otherwise gravel will be installed at Rosehaven's sole discretion).
- Precast concrete patio slab/tiles from front door to driveway, and patio tile will be installed at rear patio door. (Rosehaven determines number of tiles)
- Two (2) coat paved driveway, at no additional cost.**

EXTERIOR WINDOWS AND DOORS

- Maintenance free vinyl casement windows with Low E Glass, Argon gas and warm edge spacers throughout, basement windows are vinyl sliders with Low E Glass and warm edge spacers only. All operating windows have screens. Front elevations to receive internal aluminum grills, as per plan.
- Eight foot (8'0") tall painted metal insulated front entry doors(s) with a glass panel insert and "Nickel finish" grip set with deadbolt lock, as per plan/elevation.**
- Quality prefinished sectional roll up insulated garage doors, with vinyl backing, as per elevation.
- 6'8" tall metal insulated interior garage access door (where grade permits, less than 2 risers into house) complete with safety door closure.
- Six foot (6'0") wide vinyl sliding patio door with transom window above at rear of home, as per plan.**

INTERIOR FEATURES

- Nine foot (9') high smooth ceilings throughout the ground floor. (Some ceiling areas may be lower due to mechanical, structural or decorative elements including dropped ceiling areas). Three storey townhomes with 9' high smooth ceilings throughout ground floor and second floor. (Some ceiling areas may be lower due to mechanical, structural or decorative elements including dropped ceiling areas.)**
- Eight foot (8') high stipple ceilings on the second floor and/or loft. The ceiling finish of the optional finished lower levels when purchased will be a sprayed stippled ceiling with a 3" smooth border. Three storey townhomes with 8ft stipple ceilings on the third floor.
- Coffered ceilings trimmed half walls, columns and trimmed ledges, as per plan.
- Raised 9'0" smooth coffered ceilings in primary bedroom, as indicated on plans.**
- Smooth finish 7'0" tall "Carrara" interior passage & closet doors complete with "Nickel finish" hinges and lever handles. Privacy door locks on all bathrooms.**
- 2 3/4" colonial style casing on all window frames, archways & doors with 4" colonial style baseboards throughout all finished areas.
- Oak veneer stringers on staircase, natural finish, to finished areas only.
- Oak grooved handrail with square posts & oak nosing all natural clear coat finish with black square metal pickets to finished areas as per plan.
- Single-sided gas fireplaces with a white cabinet mantel, as per plan.
- Interior doors & trim to be painted "cool white" colour throughout including 3" smooth border on ceilings.
- All interior walls to be painted "cool white" colour and finished in a washable acrylic paint for easy maintenance.
- Wire shelving to all closets including linen.
- Basement cold cellar,** complete with weather-stripped steel insulated door, vent, and electrical light (door is approx. 6'8" tall), as per plan.

FLOORING FEATURES

- 12" x 24" imported ceramic floor tile in front foyer, all bathrooms and finished laundry rooms, as per plan. Installed in a stacked pattern,** direction at Builder's discretion.
- 5" wide durable vinyl plank flooring on ground floor hall, living/dining, family room, great room, study, and kitchen on all Single Detached and Loft Townhomes, as per plan
- 5" wide durable vinyl plank flooring on ground floor hall and rec room, and second floor great room and kitchen in three storey townhomes.
- 28 oz. Berber carpet with 1/4" underpad OR 40 oz. polyester carpet with 1/2" chip foam underpad, includes upper hall, all bedrooms, closets, stair treads/risers, stair landing and optional finished lower lever, as per plan. Purchaser to have choice of two colours from Rosehaven's standard samples.
- Metal edge is installed where carpet abuts ceramic tile.

KITCHEN FEATURES

- Quality cabinetry with **extended kitchen uppers (adding more upper storage) adorned with crown moulding.** Includes base cabinetry with one bank of drawers. Choice of maple veneer, oak veneer or laminated doors from Rosehaven's standard samples.
- Full depth fridge upper with crown moulding and fridge gables as required, as per plan.**
- Stone kitchen counter tops with a mitered edge and a clean-cut finish where countertop meets the wall.**
- Stainless steel finish, double bowl undermount kitchen sink with shut-off valve.
- Polished chrome pull-out spray, single lever faucet.
- Stainless finish hood exhaust fan with vent to exterior.
- Rough-In dishwasher provisions include open space in cabinetry, breaker and sealed junction box for future dishwasher.
- Kitchen islands are secured with fixed electrical outlet. Peninsulas to receive fixed electrical outlet. Electrical for fridge and stove. Electrical outlets at counter level.

BATHROOM & LAUNDRY FEATURES

- White bathroom plumbing fixtures throughout.
- White two door cabinet in powder room with stone countertop and white undermount sink, as per plan
- Upgraded 5'0" freestanding tub to primary ensuite bathroom, with deck mounted polished chrome faucet, as per plan.**
- Separate shower stalls feature frameless glass enclosure with a glass door, mosaic shower floor including a recessed waterproof ceiling light.**
- Deep acrylic soaking tubs in main baths and secondary ensuite, as per plan
- Polished chrome single lever faucets in bathroom(s). Sinks include pop-up drains (except kitchen and laundry).
- Polished chrome single lever faucets featuring pressure-balancing faucets in all separate showers and tub enclosures (excluding freestanding tub).
- Ceramic bathroom accessories to include a towel bar holder & toilet paper dispenser with white ceramic soap dish in bathtub enclosures and shower enclosure.
- Laminate bathroom counter tops with contemporary pencil edge and a clean-cut finish where countertop meets the wall.
- 8" x 16" imported ceramic tile in all bathtub enclosures & non-glass walls in shower stalls up to ceiling only.
- Beveled 24" Wide X 42" High mirror over cabinet in powder room.
- Beveled mirrors - 42" high by approx. the full width of vanity in all other bathrooms.
- Shower wall tiles applied to full height water resistant "moisture barrier" tile backer board. The walls and ceiling of tub enclosures receive full height "green board".
- Single basin laundry tub set in base cabinet (cabinet/counter - white melamine only) in all laundry rooms with 2 handle - hot and cold water faucet (where laundry is tub is located in an unfinished area in the basement no cabinetry is provided).

CONVENIENCE & SAFETY

- Pre-wired for television: four (4) cable TV rough-ins (RG-6) and four (4) telephone/computer rough-in locations (Cat-5e) all home run to one location in the basement. Both cable & telephone are wired in family room or great room & 3 principal bedrooms, where study/media room or home offices are shown one bedroom will be eliminated and will be installed in the computer niche/library/media room or home office, whichever is applicable at Rosehaven's discretion.**
- All air ducts to be cleaned prior to closing.
- Electric door chime installed.
- Carbon monoxide detector(s), hard wired, per ESA Standards/Building Code.
- Interconnected smoke detectors, per ESA Standards/Building Code.
- One garage electrical ceiling outlet centered for future garage door opener(s).

ENERGY EFFICIENT FEATURES

- Rosehaven Homes introduces "H.E.R.S." Home Energy Rating System to Simcoe Woods in Innisfil.** All of our designs have been reviewed and assessed by a third-party Certified Home Energy Rating System (H.E.R.S.) Rater. Each Rosehaven Home will be built to exceed the current Ontario building code requirements. The Certified H.E.R.S. Rater initially determines the "projected rating" of each Rosehaven Home prior to construction, by reviewing our energy features such as insulation, windows, heating & cooling system, water heating in addition to our standard best building practices. Once the house is complete and just prior to closing the Certified H.E.R.S. Rater will return to the home to verify the energy features installed and also determines the homes air tightness after which the "confirmed rating" of the home is established. On the H.E.R.S. Index the lower the score the better. A Certificate is issue for each Rosehaven Home which reflects the H.E.R.S. rating compared to the Ontario Building Code.
- High-efficiency, forced-air gas furnace with E.C.M. blower motor, complete with electronic ignition & power vented to exterior. All ducting sized for future air conditioning.
- All homes are equipped with an ERV - Energy Recovery Ventilator. It maintains indoor air quality that results in a consistent supply of fresh air throughout the year. In the Summer, when humidity is high, the ERV limits the amount of humidity coming into the home. In the Winter, when humidity is low, the ERV limits the amount of humidity exhausted from your home.
- All heating/cooling supply transverse joints, branch take-offs, branch supply joints and manufactured beaded joints on round perimeter pipes located on all floors will be sealed.
- The high efficiency Hot water tank is power vented and is on a rental basis.
- Automatic set back thermostat centrally located on the ground floor except three storey townhomes will be located on second floor. The thermostat will be installed approx. 48" above floor.
- All homes are equipped with a **"Power Pipe Heat Exchanger"**. A heat recovery system which provides energy savings to heat your home's hot water. Drain pipe(s) in the basement will receive the "drain water heat recovery system". This will be installed to a drain that services a shower. The drains' location is solely determined by Rosehaven.
- All finished bathrooms & laundry room include a high-performance exhaust fan, with a low sones (sound rating) vented to the exterior.

ELECTRICAL PLUMBING & GAS

- Black aluminum entry coach lamps at all exterior doors, location and number determined by Rosehaven Homes.
- Three (3) exterior electrical outlets, one in garage, one waterproof outlet at rear of house, and one waterproof outlet at front of house.
- Self-sealing air-tight plastic electrical outlet boxes to all exterior walls and insulated ceilings.
- 200 AMP electrical service with circuit breaker panel and copper wiring throughout.**
- Rough-in for future electric vehicle charging station, consisting of a conduit connected to an electrical box in the garage, location to be determined by Rosehaven.**
- Décor white switches and plugs throughout.** Switches installed approx. 40" above the floor and plugs installed approx. 8" above floor. (Except bathrooms which may be at a standard height, Rosehaven's discretion).
- Interior ceiling mounted light fixtures throughout all finished halls, all bedrooms, kitchen work area, library, lofts and laundry rooms. (Except family/great room & living room will receive a switched wall outlet)
- Hanging light fixture to hall and one hanging light fixture to kitchen breakfast area. (Hall light fixture will be either at open to above area in foyer or over stairs, location determined by Rosehaven).
- Wall mount light fixture centered over each sink in all bathrooms and powder room.
- Capped ceiling light outlet with switch provided for future dining room light fixture.
- Heavy-duty electrical outlet and outside vent for future dryer in laundry room.
- Ground fault interrupter protection in all bathrooms and powder room.
- Electrical outlet with integrated USB port in kitchen & primary bedroom.
- Two hose bibs will be installed to each home: one in garage and one at rear of house, location determined by Rosehaven Homes.
- Innovative thermoplastic plumbing supply lines throughout. Advantages: less copper in water, reduced knocking & less condensation.
- Second floor laundry rooms only, will receive a floor drain & a raised threshold at the door in the laundry room and ceramic tile baseboard.
- Drain and water connections featuring hot and cold water shut off valves and an electrical outlet for future washer.
- Finished laundry rooms feature the shut off valves and drain connection installed in a convenient recessed wall box, located above future appliances.
- Shut off valves to kitchen sinks, all bathroom sinks and toilets.
- Rough-in drains for future 3-piece bathroom in basement, location as per plan.
- Barbeque gas line to rear of home, location determined by Rosehaven.**

CONSTRUCTION

- Structurally sound 2" x 6" exterior wall, wood framed construction or to O.B.C. specifications.
- Engineered floor joist system or equivalent to O.B.C.**
- 3/4" Tongue and groove sub-flooring throughout.**
- Air barrier installation on basement walls for improved humidity control (excluding cold room).
- Steel beam construction in basement, as per plan.
- Poured concrete basement walls with drainage membrane and heavy-duty damp proofing.
- Poured concrete basement floor slab.
- Insulation to walls, attic, ceiling, garage (where required) overhangs and basement comply with the O.B.C. standards.
- Sprayed foam insulation to garage ceilings & overhangs with livable area above.
- Entire garage finished with drywall for gas proofing purpose only, as per Part-9 of the OBC, excluding exposed poured/block concrete.
- The common wall(s) of our Townhomes will be double stud wall which will receive sound absorptive material on each side to the underside of the top-floor ceiling, within the attic space the units are separated through the use of trusses and fire rated drywall.
- Where decks are required at the rear patio door due to grade conditions the following features are standard and included in any premium: A pressure treated wood deck (approx.6' x 8' or equiv.) with stairs to grade, and 30"x 24" (approx.) vinyl basement windows with Low E glass, argon gas & warm edge spacers, in the rear basement.
- Where "Look Out" basement conditions are applicable the following features are standard and included in any premium: A pressure treated wood deck (approx. 6' x 8' or equivalent) with stairs to grade, and oversized vinyl casement windows with Low E glass, argon gas and warm edge spacers in the rear basement. Provided off of the main floor rear sliding patio door.
- Where "Walk Out" basement conditions are applicable the following features are standard and included in any premium: basement vinyl sliding patio door or with Low E glass, argon gas & warm edge spacers, and oversized vinyl casement windows with Low E glass, argon gas & warm edge spacers, an additional exterior light, and electrical outlet (additional brick, framing, insulation). A pressure treated wood balcony (approx. 6' x 8' or equivalent). Provided off of the main floor rear sliding patio door or French door.

ROSEHAVEN HOMES DÉCOR STUDIO

- All Interior selections will be made at the Rosehaven Homes Décor Studio located in Oakville, from Rosehaven's standard samples, during a private appointment (scheduled Monday - Friday during normal business hours) with Rosehaven's Décor Consultant. At this time, you will also have the opportunity to purchase and incorporate upgraded finishing touches to your new Rosehaven Home.

ROSEHAVEN HOMES HAS BEEN COMMITTED TO PROVIDING EXCELLENT SERVICE UNDER THE GUIDELINES OF THE TARION WARRANTY CORPORATION SINCE 1992.

 For more information visit www.TARION.com

NOTE:

- The Vendor reserves the rights to substitute alternative materials and fixtures of equal or better quality.
- All illustrations are artist's concepts. The purchaser acknowledges that the floor plan may be reversed.
- The Purchaser acknowledges that there shall be no reduction in the Purchase Price or credit / supply / pick up for any standard feature listed herein which is omitted at the Purchaser's request.
- Tubs shapes depicted on the brochure may not reflect the actual shape of tub installed, and the Purchaser(s) agree(s) to accept tub as installed. Specifications and conditions are subject to change without notice. All references to sizes, measurements, construction styles, brand/industry names or terms may be subject to change or variation within industry accepted standards & tolerances. All references to features and finishes are as per applicable elevation/plan, and each item may not be included in each home. All features & finishes where a selection is provided will be selected from Rosehaven's predetermined standard selections.
- Product dimensions noted are approximate.
- E. & O.E March 19, 2024

