

Beautiful Quality Features

STRUCTURAL COMPONENTS (EXTERIOR/INTERIOR)

1. Poured concrete basement walls with heavy-duty damp proofing.
2. Architecturally specified steel beam construction in basement as per plan specifications.
3. 2 x 6 exterior and 2 x 4 interior wall framing.
4. Engineer-designed roof trusses and floors.

HOUSE EXTERIOR

1. Architecturally controlled exterior colours.
2. Clay brick veneer and/or vinyl siding as per plan specifications.
3. Pre-finished, siding, soffit, fascia, eavestrough as per plan specifications.
4. Quality 20-year, self-sealing fiberglass shingles and pre-finished flashing and roof vents.
5. Quality exterior grade paint on doors and garage door(s) frames.
6. Exterior water hose outlets (1 – exterior, 1 – garage)
7. Two exterior waterproof receptacles and electrical outlet(s) in garage.
8. In garage, ceiling outlet plugs for future garage door opener(s).
9. Wooden, sectional roll-up garage door(s).
10. Door chime.
11. Pre-cast concrete slabs from driveway to front door.
12. Pre-cast step(s) at front and back door as required.
13. Exterior garage door maximum four slabs and pre-cast step as required where grade permits.
14. Fully graded and sodded lot (entire front, entire sides and rear yards 20' from rear wall).
15. Driveway surface to comprise of crushed stone.
16. Fully insulated exterior steel doors(s) with weather-stripping and passage set with deadbolt.
17. Quality Low E argon gas filled windows for energy savings throughout, as per plan specifications. All operable windows to include screens.
18. Slider windows in basement. (Larger than normal)
19. All doors and windows sealed with quality caulking.
20. Insulated metal side door from house to exterior side yard, as per plan. Builder reserves the right to substitute the door with a window and a wall if difference in grade exceeds 3 risers or door may be eliminated due to zoning restrictions.

21. Municipal services included: paved road, individual water connection, storm water sewer, asphalt gutters, telephone, street lighting with underground wiring.
22. Rear Lot Line chain link fencing.

HOUSE INTERIOR - KITCHEN AND BATHROOM(S)

1. Double stainless steel sink.
2. Kitchen designed for future dishwasher insert.
3. Quality kitchen cabinets complete with post-formed laminate countertop. (Granite counters optional, except for Oakridge A model lot 1 Tilley Crescent).
4. Walkout from breakfast area on selected models as per plan specifications.
5. Heavy duty wiring and outlet for stove in kitchen.
6. Two-speed hood fan vented to exterior.
7. Bathrooms to have quality vanity cabinets with post-formed laminate countertop or pedestal sink as per plan specifications.
8. Mirror in all bathrooms.
9. Bathrooms to include full height ceramic tiles around bathtub. Where separate shower stall, 2 rows of tiles around bathtub.
10. Bathroom fans in all bathrooms.
11. Shower stall with shower rod, on selected models as per plan specifications.
12. Oval sink(s) in all bathrooms, except where pedestal sinks, as per plan.
13. Chrome-finish taps and ceramic accessories in all bathrooms.
14. White plumbing fixtures in all bathrooms.
15. Insulated toilet tank in all bathrooms.
16. Ground fault protected (anti-shock) receptacles in all bathrooms.
17. Pressure balancing valves in tub/shower.

HOUSE INTERIOR - OTHER AREAS

1. Electrical service with all copper wiring and automatic circuit breaker panel.
2. Electric smoke detectors interconnected on every level as per Building Code.
3. Carbon Monoxide detectors by all bedroom areas as required by Building Code.

4. Heavy-duty wiring and outlet for dryer.
5. Dryer vent, vented to exterior.
6. Quality interior/exterior light fixtures.
7. Plastic plumbing throughout.
8. Single plastic laundry tub with washing machine connections as per plan specifications.
9. Engineered I Joist Floor System and OSB.
10. Quality ceramic floor tile, hardwood and 40 ounce carpet with underpad.
11. All interior walls to be painted with one colour of quality paint throughout.
12. Colonist style doors and trims throughout.
13. Solid oak handrail and solid oak pickets with natural finish, as per plan specifications.
14. Bordered stippled ceilings except for kitchen and eating area, bathrooms and main/second floor laundry room.
15. Roughed-in central vacuum.
16. Telephone outlets pre-wired on both main and second levels to a total of five.
17. Main floor only has nine-foot ceilings.
18. Insulated metal door from garage into house, as per plan.
19. Cold cellar is standard in all models.
20. Home cleaned for move in date.

ENERGY SAVING FEATURES

1. Quality, energy efficient Low E argon gas filled windows throughout, as per plan specifications.
2. Insulation in full conformity with, or superior to, the Ontario Building Code.
3. High efficiency natural gas furnace.
4. Ductwork designed for future air conditioning.
5. Rental high efficiency natural gas hot water tank.

