



FEATURES & FINISHES

Village Towns

Exterior

- Concrete clay brick with colored vinyl mortar, architecturally selected, as per elevation.
- Expanded sub-roofing, high wind resistant shingles or specially detailed eaves with resistant metal shingles 30 year limited warranty.
- Pre-insulated low maintenance aluminum soffits, fascia, downspouts and eaves bracket siding as per elevation.
- Stone veneer, select covering, limestone, tile and other masonry detailing as brick and per soffits as per elevation.
- Exterior columns to be limestone or vinyl as per elevation. Vinyl railing, if applicable, to be low maintenance aluminum or vinyl, color to be determined by Vendor.
- Architecturally controlled wood, vinyl, brick and/or pre-manufactured siding detailing including side gables as per elevation.
- Insulated and vented entry door with weather stripping as per plans.
- Energy Star qualified Low-E Argon insulated vinyl casement windows on ground, second and third floors (includes exterior sidelights and transoms). Screen, stormproof tracks and holding hardware provided on all operational windows. Inset unit windows to be energy efficient Low-E Argon white vinyl doors.
- Energy Star qualified Low-E Argon insulated sliding patio door with screen, where applicable.
- Sectional roll-up garage door with window film as per plans.
- Lot seeded and graded to the requirements of the Municipality. Site work to be and measured as determined by the Vendor (where applicable).
- Precast concrete slab walkways from driveway to front entry, porch, ramp as shown where applicable.
- One-piece, brushed water cap to garage.
- Storm rated appearance front door, grip set and dead bolt, decorative address plate, and black touch light as per elevation/location of address plate and touch lamp may vary with site conditions.
- Paint driveway (2 coats), as a concrete with finished appearance. Base coat to be installed within the 770 seasonal days as per criteria for TARPON Warranty Corporation when governing authority bearing any municipal and/or subdivision requirements. Finish coat shall be done by the Vendor within 30 months of the base coat, paid for by the Purchaser on closing.
- Architecturally approved gutters, with pre-drilled eaves and controlled overhang with pleasing exterior colour scheme, style, material, and elevation.
- Quality walking and spray foam insulation around all windows and doors.
- Select door closer on door from garage to basement where applicable.
- Interior of front garage walls and ceiling to be fully drywalled and taped, and to be sealed or painted. Garage ceiling finished with "beams" or expansion spray foam only where there is a finish floor above. Exterior outside walls to be re-rendered.

Kitchen

- Custom quality kitchen cabinetry with granite counter tops with square edge profile from Vendor's standard samples. Includes design features such as taller upper cabinets where applicable, and as per plans.
- Undermount stainless steel double bowl sink with single lever faucet with pullout sprayer (shown by Vendor as optional).



- Deluxe two-speed stainless steel exhaust hood fan over stove with 6" vent to outside.
- Heavy duty refrigerator for owner.
- Dishwasher (optional) under the refrigerator.
- Electrical outlets at counter level for small appliances.
- Dishwasher space provided in kitchen cabinets with rough-in wiring and drain.
- Operated island / breakfast bar to have storage doors on back as per plans.

Bathrooms

- Ceramic framed clear glass shower with linear or equivalent cement board backing at shower on plans.
- GFI protected electrical outlets for small appliances back-sink in all bathrooms.
- Battery lights on all bathroom doors.
- Ceramic floor single towel rack with paper holder in all bedrooms with white tile.
- Ceramic floor single knee cap with pressure balance (model shown in all showers and half-baths with showers).
- Main bathroom mirror and diagonal mirror in all bedrooms. Photo mirrors have white perforated side as per plans.
- Purchaser's choice of bathroom cabinets with white semi-glossed back plates and perforated backings (excluding powder room) from Vendor's standard samples.
- Purchaser's choice of tile for bathroom/shower enclosure walls (tillage excluded, except for shower stall, from Vendor's standard samples).
- Maroon in all bathrooms (except room to have maintenance), with floor tile in all bathrooms including wood floor and tile in some bedrooms.
- Energy efficient water saving shower heads and toilet tanks.
- Low flow urinals on all floors.
- Double, 12" hot and cold piggy plumbing supply lines.
- Shallow valves on all sinks and tubs.



Laundry Room

- Single laundry tub with standard white base cabinet, front and post, finished with laminate (existing in laundry room where shown on plan).
- Heavy duty chrome water for clean and chrome drain for water.
- Range in place unit, sealed to exterior.
- Hot and cold water basin with drainage for automatic washer.

Interior Construction

- Approximately nine-foot (9') ceilings on ground floor and second floor, permitting higher windows and higher 7' tall doors (doors and windows except areas where architectural design, non-typical, or other work requires height to be lowered).
- Natural finish oak veneers with square 1 1/2" x 12" oak planks where required, and oak finished floor ground floor to third floor, oak tiling around staircase opening on second and third floors as per plans. Basement main is paint grade finish, where applicable as per plans.
- Solid 2" square interior passage doors.
- 1 1/2" base coat in finished areas, with a second coat top in all tiled and hardwood areas.

- 2 1/4" ceilings on all doors, through windows, and windows in finished areas.
- Vinyl floor (selected ceiling as per plans and elevation).
- All doors and applied with a new, using a minimum number of nails.
- Storm rated appearance front door handle and hinges.
- All doors to have pressure blocking.



Electrical

- Padlock in primary entrance shower ceiling where applicable.
- Two exterior waterproof electrical outlets, one by the front door and one at base of the house for holiday lighting (excludes for holiday lighting includes exterior switch).
- 100 amp service (under type panel).
- Electrical system wiring as appropriate with Ontario Electric standards.
- Quality light fixtures in all bedrooms, kitchen, bathroom, hallway, den, study, living/dining room and walk-in closet. Basement included area light fixtures to be standard light type on single switch.
- Electrical outlets in garage, one on wall and one in ceiling for future garage door opener.
- Electrical smoke detectors and carbon monoxide detectors as per Ontario Building Code.
- Electric heat alarm (where needed in garage to help with providing early warning of potential fire hazard) wiring to external home entry.
- Electric heater in basement (where required) panel.
- Dish and electrical outlets for refrigerator.
- Electric door closer at front door.
- Range to be 30" width and GFI certified (being some change room, primary bedroom, and den for bedrooms 3 1/2" width with blank cover plates).
- Wide Drivers into switches and receptacles throughout finish of areas.
- Ground fault interrupter protection in all bedrooms and powder room.
- Two 100 amp (single) receptacles in basement and one in primary bedroom.
- Rough-in switch provides for future whole house lighting system.

Energy Efficient Heating & Insulation

- Energy Star qualified Low-E Argon (and optional) windows with insulated spacer at front, side and rear of garage, as well as third floor (where applicable), insulated with equivalent foam insulation in perimeter.
- Energy Star qualified forced air gas high efficiency heating system with electronic ignition ECM motor and vented to the exterior. Location varies from the location shown on plans.
- The Purchaser acknowledges that the high efficiency gas furnace is a line and agrees to execute a lease agreement before closing.
- 2" x 4" exterior walls and ceilings insulated to meet or surpass Ontario Building Code. Floor above finished space to be space foam insulated.
- Energy efficient qualified full height basement foundation to meet or surpass Ontario Building Code.
- Energy Star qualified gully installed where required.
- Energy Efficient EHV (Energy Recovery Ventilator) installed for better home energy efficiency.
- R-30 attic insulation for reduced heat loss.

Setting Home

- Ballantyne Country Smart Package includes smart thermostat, four channel camera, lock detector, 2 smart electrical outlets.
- 150 integrated electrical outlets, one in kitchen and one in primary bedroom.

Painting

- All finished interior walls to be painted with superior quality "washable", Low VOC, Nitrate, Organic Compounds latex paint in Purchaser's choice of one colour from Vendor's standard samples.
- Interior doors and trim to be painted white in finished areas only.
- All ceilings on ground, second and third floors to be white with smooth finish. All bathroom, kitchen, and laundry rooms to have smooth ceiling.

Flooring

- Purchaser's choice of quality 12" x 12" or 12" x 15" imported ceramic floor tile in den, kitchen (where shown on plans), laundry, powder room and all bathrooms as per plans. All ceramic floor tiles to be left in unadorned and shown from Vendor's standard samples.
- Mixed carpet (selected) where ceramic flooring shown other flooring.
- Maroon tile in stairway floor.
- Approximately 1 1/2" wide natural engineered hardwood flooring in the main-level areas of the second floor from Vendor's standard samples.
- All on, basement with 18mm underlaid in all finished areas of the ground and third floor. Breakdown on main materials ground floor to third floor.

Also Included

- Entry exterior flooring, hinges, and other plates, equipped with extending screen on all interior doors and additional blocking on all exterior door jams.
- Privacy screen between house on second and third floor where indicated on plans.
- Steel beams and steel post mounting (not in basements where required).
- Expanded quality engineered wood post floor system.
- Efficient exterior basement walls with heavy duty (drip-proofing and stopped) with air gap (dimpled membrane, or equivalent).
- Painted concrete front porch and garage floors.
- Exterior front porch may have steps, if required by grade.
- Painted exterior basement floor with drain.
- Basement concrete floor to be cleaned and painted prior to closing.
- All sheet to be professionally cleaned prior to closing.
- As many locally produced material siding and exterior colours as per Vendor's Exterior colour package.
- Service provided (at closing) as an additional cost to the Purchaser.



WARRANTY & DISCLAIMERS

Home is backed by Tabor Warranty Corporation. The home is free from defects in workmanship and materials for one (1) year and the home is free of defects in workmanship and materials in electrical, plumbing, heating, cooling, and distribution systems, exterior siding, roofing, windows, doors and the building envelope and basement moisture free from water penetration for two (2) years.

The home is warranted against major structural defects for seven (7) years.

The home is subject to conditions of the Purchase and Sales Agreement.

Purchaser's choice of fixture, fixture and materials from Vendor's variety of not yet ordered or installed, provided that fixtures and materials are available from suppliers, and Purchaser agrees to select the fixture and materials within 15 days after being requested to do so, otherwise the Vendor reserves the right to choose the fixture and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor's choice of fixture and materials.

All plans, elevations and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code, the National Building Code and Municipal or Architectural requirements.

Customer or workmanship and materials in accordance with Tabor Warranty Corporation. Purchaser acknowledges that the Tabor Warranty Corporation agreement has allowed for the sale price lower. In certain fee is to be paid by the Purchaser as an adjustment in closing.

Home is built and is constructed in accordance with the Ontario or Ontario's Residential Code and Building and Planning and approval of the Vendor's architect.

Structure from Vendor's available resources in building materials, kitchen and bath cabinets, floor and wall finishes, decorative production process.

Hardwood flooring may result in minor fluctuations in flooring levels producing gaps or cupping, both considered to be within acceptable industry standards.

The Purchaser shall indemnify and hold the Vendor, its servants and agents, harmless from all claims, causes of action, claims and demands for, upon or by reason of any damage, or injury to person or property of the Purchaser or any of its friends, relatives, contractors or agents who have entered the real property or any part of the subdivision of which the real property forms a part, whether with or without the authorization, expressed or implied, of the Vendor.

Height of floor slabs may vary and floor slabs may break, building items, including walls, may accordingly be modified from that shown according to grading conditions under municipal requirements.

Vendor reserves the right to be allowed to accommodate grading.

Gravelly areas located, located under slabs may be dropped, altered or eliminated in order to accommodate the previously approved grading and drainage requirements.

The Purchaser acknowledges that for reasons, furniture, electrical fixtures, ranges, heating, cooling, upgrades, kitchen cabinets, moved back, replaced and ceiling, architectural ornaments, plaster, stucco, tile ceiling and various fixtures, etc. may be for display purposes only and may not be of the same grade or type or not necessarily be included in the dwelling unit purchased herein. Purchaser is advised that horizontal lines between different types of flooring may result in different heights and that returns will be used by the Vendor to reduce the difference in height.

The Builder has the right to substitute materials of equal or better quality.

Being representative requires the Vendor to construct house in a finished mode (prime stage) and Purchaser agrees to accept the same.

Specifications are subject to change without notice. E&OE



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