

Standard Features & Finishes

STRUCTURE

- ICF Construction from foundation to underside of trusses, excluding garage.
- 2"x 4" & 2"x 6" interior partitions.
- 9' smooth finish ceilings throughout the main level.
- Engineered floor joist system to minimize squeaks and deflection.
- Tongue-and-groove oriented strand board (OSB) subflooring glued, screwed, and sanded prior to finished flooring installation.
- Pre-engineered roof trusses.

EXTERIOR FEATURES

- Exterior finishes include Brick, Stone, Hardie Panel® Board & Batten, Vinyl Siding and Vinyl Shake, as per elevation.
- Pre-finished, low-maintenance aluminum soffit, fascia, and eavestrough.
- Self-sealing shingles with manufacturer's limited lifetime warranty.
- Insulated steel front entry door with glazed glass panel, weather-stripping, and multi-point deadbolt lock.
- Insulated steel door from interior to garage, complete with automatic closer, installed in accordance with Ontario Building Code (OBC) requirements.
- Insulated molded steel sectional garage door, as per vendor's standard collection.
- Low-E, ENERGY STAR® rated sliding patio door on main level complete with sliding screen, as per plan.
- Basement layouts and window/door configurations vary by lot grade and floor plan, and may include Low-E, ENERGY STAR® rated oversized windows and/or sliding patio doors with screens, as per plan.
- Exterior coach lights included on front and rear elevations, as per plan.
- Patio stone walkway to front entry complete with interlock step(s) and poured concrete front porch, as per plan. Number of steps subject to site grading.
- Asphalt driveway.
- Sod installation in front, rear, and side yards, excluding paved areas.
- Two water taps included: one located on the side elevation, and one inside the garage, as per plan.
- Exterior GFI-protected, weatherproof electrical outlets at exterior entry locations.
- Full radon mitigation system installed, compliant with current Ontario Building Code standards.

INSULATION & DRYWALL

- R-10 insulated basement slab.
- Exterior walls constructed with R-22 insulated concrete forms (ICF), excluding exterior garage walls.
- R-60 blown insulation in attic for enhanced energy efficiency and comfort.
- Basement perimeter walls drywalled and taped.
- Garage ceiling and shared interior walls drywalled, taped and fume sealed for safety and protection, as per plan.

INTERIOR TRIM

- Masonite molded panel interior doors installed throughout all finished areas.
- Molded panel interior door to be installed at the top or bottom of the basement stairs, where applicable, as per plan, to separate finished main floor from the unfinished basement.
- Interior lever-style door handles and hinges installed in all finished areas as per plan, from the vendor's standard collection.
- Baseboard trim installed throughout, with coordinating shoe mold in all hard surface areas, from the vendor's standard collection.
- Trim casing installed on all doors, windows and flat archways throughout, from the vendor's standard selection.
- All bedroom and common area closets feature white melamine shelving with hanging rods. Pantry and linen closets include white melamine shelving.

KITCHEN

- Standard kitchen design includes 36" high upper cabinets with 14" depth, with door and drawer configurations varying by plan.
- One quartz selection from the vendor's standard collection to be used throughout the kitchen and main level bathrooms.
- Selection of cabinet style, finish & hardware from the vendor's standard collection.
- Choice of double or single-bowl stainless-steel kitchen sink, paired with a chrome Moen single-lever pull-down faucet.
- Stainless steel chimney-style range hood with exhaust fan included, vented directly to the exterior.
- Dedicated dishwasher space in kitchen, complete with plumbing and electrical rough-ins.
- Dedicated spaces in kitchen for future refrigerator and stove, complete with required electrical rough-ins.
- 20 Amp counter receptacle(s) installed as per electrical code.

BATHROOMS

- One quartz selection from the vendor's standard collection to be used throughout the kitchen and main level bathrooms.
- Selection of cabinet style, finish & hardware from the vendor's standard collection.
- Acrylic shower base and acrylic tub with ceramic tile surrounds, with Kerdi waterproofing membrane applied to all shower and tub/shower walls for enhanced moisture protection, as per plan.
- One ceramic wall tile selection for all bath and shower surrounds, chosen from the vendor's standard collection.
- Client's choice of single or double sink bowls in the ensuite vanity, as per plan.
- Chrome single-lever plumbing fixtures and water-efficient, low-flush toilets by American Standard included in all bathrooms.
- Pressure-balance anti-scald valves included in all showers and tub/shower units.
- ENERGY STAR® rated exhaust fans installed and vented directly to the exterior.
- Single wall-mounted light fixture installed above each bathroom vanity, from the vendor's standard collection.
- Pot light installed above each bath and shower, operated on the same switch as the exhaust fan.
- Individual shut-off valves installed at all kitchen and bathroom sinks for ease of maintenance access.
- Privacy locksets included on all bathroom door handles for comfort and security.

LAUNDRY

- Utility laundry tub included, as per plan.
- Individual shut-off valves provided for washing machine and laundry sink for ease of maintenance and added protection.
- Dedicated electrical outlet and exterior vent provided for future dryer.
- Dedicated electrical outlet provided for future washing machine.

FLOORING

- Porcelain floor tile installed in foyer, mudroom, laundry room, with one selection from the vendor's standard collection used throughout.
- Porcelain floor tile included in all bathrooms, with the option to select separate tiles for the ensuite and main bath from the vendor's standard collection.
- All tiled floors include Ditra underlayment for enhanced durability and crack prevention.
- Porcelain floor tile installed in foyer, mudroom, laundry room, and all bathrooms, one selection from the vendor's standard collection. Separate tile selections may be made for the ensuite and main bathroom. All tiled areas include Ditra underlayment for enhanced durability and crack prevention.
- Luxury Vinyl Plank (LVP) flooring installed throughout main floor common areas, with selection from the vendor's standard collection. Installation direction determined by floor plan design.
- Client's choice of one carpet colour, installed in all bedrooms and on stairs, with upgraded Elite 11mm under pad for added comfort, selected from the vendor's standard collection.

PAINTING

- Interior walls finished with premium acrylic latex paint. One colour applied throughout, selected from the vendor's standard neutral palette.
- White interior trim painted in a pearl finish throughout, from the vendor's standard palette.
- Ceilings painted flat white throughout, from the vendor's standard palette.

BASEMENT

- Unfinished basement includes exterior walls wired, drywalled, and taped, with insulated concrete floor.
- Basement is designed to have a finished ceiling height of approximately 8'3", providing a comfortable and spacious foundation for a future finished area.
- 3-piece bathroom plumbing and venting rough in, as per plan.

ELECTRICAL

- 200 Amp electrical service included.
- Ground Fault Circuit Interrupter (GFCI) protection installed in all bathrooms, as per electrical code requirements.
- Décora-style switches and receptacles throughout the home.
- All electrical wiring completed in accordance with Electrical Safety Authority (ESA) standards.
- Exterior basement walls wired in accordance with electrical code requirements.
- One electrical outlet provided in the garage per parking space, plus one ceiling outlet for a future garage door opener.
- Standard light fixture layout includes a combination of pot lights and surface-mounted fixtures, installed as per the model's electrical plan.
- Smoke and carbon monoxide detectors installed in accordance with Ontario Building Code (OBC) requirements.
- Conduit installed from electrical panel to exterior of home to accommodate future internet, phone, or cable services.
- Electronic doorbell installed at front entry.
- One finished CAT6 data outlet centrally located, as per plan.

HEATING & AIR CONDITIONING

- Forced-air, 2-stage high-efficiency gas furnace included as a rental unit provided by Enercare.
- Natural gas fireplace included in select models, as per plan.
- Central air conditioning included as a rental unit provided by Enercare.
- Ductwork sized to accommodate central air conditioning.
- Tankless hot water heater included as a rental unit provided by Enercare.
- Energy Recovery Ventilator (ERV) included as a rental unit provided by Enercare, interlocked with the furnace.
- Purchaser to execute rental agreement with Enercare for all included mechanical equipment (HRV/ERV, furnace, hot water on demand, and A/C). Buyout options are available through Enercare; pricing and terms available upon request.
- EcoBee Wi-Fi thermostat included for convenient, energy-efficient climate control with smart home integration (compatible with Alexa, Google Home, and Apple HomeKit).