



## CONDOMINIUM QUALITY FEATURES

### EXTERIOR

- Poured concrete walls with damp proofing
- 5/8" tongue and groove sub-flooring
- Sub-floor bonded to joists with commercial grade adhesive and screws
- Sub-floors sanded smooth before floor installation
- 2x6 exterior wall construction
- Insulation as per Ontario Building Code requirements
- All windows sealed with expandable foam
- Maintenance free aluminum products such as soffit, fascia, eavestrough & downspouts
- Roof sheathing to be a minimum 3/8" plywood with 25 year self-sealing asphalt shingles
- Exterior to be clay brick, stone and siding (colour and product type chosen by builder)

### EXTERIOR WINDOWS AND DOORS

- Entry door to be insulated, fibreglass and to include brushed nickel hardware
- Solid vinyl windows throughout the home with thermopanes.
- All windows and doors to be positively sealed with caulking and weather stripping
- Exterior trims and details to be primed, painted and sealed if applicable

### PLUMBING AND HEATING

- Quality faucets and white fixtures in all bathrooms
- Double stainless steel kitchen sink with single lever faucet
- Washer/dryer as per plan
- Pressure balanced faucets in all showers and baths
- 40 gallon hot water tank
- Stove exhaust fan with internal light
- Air to air heat pump to provide primary heating/cooling with supplemental baseboard heat
- Dedicated HRV to allow for adequate air exchange

### ELECTRICAL

- One hundred amp service to circuit breaker panel
- Standard outlet for washing machine, heavy duty outlets for dryer and stove
- Copper wiring throughout home
- Smoke and carbon monoxide detectors to be hard wired for family safety
- Quality light fixtures installed throughout
- Door chim
- One exterior receptacle, weather sealed and grounded (GFI)
- Pre-wired for one Bell Canada outlet and two cable receptacles
- All electrical trims (cover plates, switches and plugs) to be white Decora style

### INTERIOR FEATURES

- Ceiling height to be approximately 8 ft
- Smooth ceilings throughout the home
- Kitchen and bathroom cabinets to be chosen from Builder samples; thermofoil cabinets with laminate countertops
- Quality interior paint – purchaser to have 2 colour choices – trim to be painted white
- Classique or Colonial series interior doors with Brushed Nickel knob hardware
- Paint grade Colonial style trim, 2<sup>3</sup>/<sub>4</sub>" casing and 4" baseboard

- **Chelsea, Midtown & Madison Models** to have tile in bathroom & laundry/utility; laminate in kitchen, great room, dining & hallway; bedroom & den to be carpet
- **Manhattan Models** to have tile in 1/2 bath, main bath & laundry/utility; Laminate in kitchen, dining, great room; carpet in bedroom, den & hallway
- Mirrors in all bathrooms to be wall mounted and builder's choice
- Interior stairs to be carpet grade
- Interior handrails to be oak with clear varathane

### EXTERIOR FEATURES

- Parking lot and landscape locations as per siteplan
- Parking lot to be paved with 1 parking space per tenant; visitor parking on site

### SELECTION OF FEATURES AND COLOURS

- The purchaser shall enjoy one free consultation with the builder's design consultant to choose colors and materials from samples at the design center
- The builder is not responsible for any colour variances after selections have been made

