

FEATURES AND FINISHES

SINGLES

ANGUS GLEN™

SOUTH VILLAGE

EXTERIOR AND CONSTRUCTION FEATURES

- Architecturally Designed brick, stone, stucco, and/or siding exteriors with unique masonry and stucco detailing, all as per plan.
- All elevations, exterior colours and materials are architecturally controlled.
- Superior engineered wood flooring system including ¾" subfloor.
- All subfloors to be ¾" tongue and groove and are glued, screwed and sanded.
- Decorative architectural columns, low maintenance pickets and railings, as per applicable plan.
- Steep roof pitches to enhance elevations.
- Premium quality sectional roll-up garage door, as per plan.
- Self-sealing high-grade asphalt roof shingles, with a limited lifetime manufacturer warranty,
- Poured concrete front porches and stairs.
- Poured concrete foundation wrapped with a superior drainage membrane to protect from water penetration.
- Poured concrete basement level with floor drain.
- Poured 10" thick reinforced concrete 9-foot high foundations
- Superior 2" x 6" exterior walls for strength and stability with exterior insulated sheathing.
- 3/8" plywood roof sheathing.
- Aluminum soffits, fascia, eaves troughs and downspouts.
- Superior maintenance-free vinyl Energy Star Triple Pane Low E casement windows throughout, as per plan. All operating windows have screens.
- All windows are foam insulated for additional draft protection.
- Energy Star maintenance-free vinyl sliding patio door or insulated centre-hinge garden door with glass insert and screen, as per applicable plan.
- Upgraded 8-foot high painted fiberglass front entry door with sidelights and transom window above, weather stripping and Smart deadbolt lock (as per applicable plan).
- Black or antique bronze-finish grip set and deadbolt.
- Basement windows to be maintenance-free structural vinyl.
- All building envelope perforations including doors and windows to be fully caulked.
- Fully sodded front and rear yards with upgraded front yard landscape package, as per plan.
- Two (2) exterior hose bibs, one at front and rear of house, as per plan.
- Decorative front house number.

SPECTACULAR INTERIOR FINISHES

- Grand 10-foot main level ceilings and 9-foot second level ceilings
- Oak railing, pickets, and stairs on staircases in finished areas with complimenting stain, from builder's standard samples, as per plan
- Choice of 12" x 24", 12" x 12" or 13" x 13" imported ceramic or porcelain tile flooring throughout foyer, main hallway, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable as per plan from builder's standard samples.
- Pre-finished Engineered hardwood flooring throughout ground level and second level ¾" x 4 ¼" from builder's standard stained colors, as per plan.
- Premium quality 40 oz. carpeting with 3/8" underpad in non-tiled areas throughout. Purchaser to have choice of two colour selections, from builder's standard samples.
- Purchaser's choice of 2 colors from Kylemore's samples of quality Low VOC paint on interior walls. Trim to be white semi-gloss paint.
- Smooth finish ceilings throughout main, second level and third level (if applicable). Plaster moulding in main level hallway and front entry.
- Interior doors and woodwork trim to be finished with white semi-gloss paint.
- Transitional style 5" baseboard and 8-foot safe and sound doors on main level; 5" baseboard with 7-foot doors on other levels. 3" upgraded backband casing for doors and windows throughout, all from builder's standard samples.
- Black or brushed nickel interior hardware and lever door handles.
- 8-foot main level and 7-foot second level Series 800 doors throughout from builder's standard samples, as per plan.

GOURMET KITCHEN APPOINTMENTS

- Purchaser's choice of deluxe cabinetry in kitchen including stacked uppers, crown moulding and valance moulding with quartz or granite countertop, from builder's standard samples and layouts.
- Breakfast bar in kitchen with flush counter, as per applicable plan.
- Double stainless-steel undermount kitchen sink in kitchen with single lever pull out faucet.
- Exhaust hood fan over stove area, vented to exterior.
- Stainless steel-finish appliance package included from builders' standard samples.
- Dedicated electrical outlet for refrigerator, as per plan.
- Split electrical outlets at counter level for small appliances.
- Butler's pantry and/or servery, as per applicable plan. Upgraded lighting in kitchen over island and rough-in provided for future valance lights.

LUXURIOUS BATHROOMS

- Purchaser's choice of deluxe cabinetry in bathroom with quartz or granite countertop with undermount sink(s), from builder's standard samples, as per plan.
- Spa-inspired master ensuite with acrylic oval tub or luxurious freestanding tub, as per plan, with deck mounted faucet(s).
- Separate shower(s), where applicable, with marble jamb, porcelain or ceramic tiles and frameless glass shower enclosure on half walls, as per plan. All showers to have waterproof pot light.
- Single lever faucets in all bathrooms with mechanical pop up drain.
- Privacy locks on all bathroom doors.
- Quality white bathroom fixtures including elongated bowl toilets. Energy-efficient water saving toilet tanks.
- Main bathroom to have tub enclosure with porcelain tile (12"x12") up to and including ceiling, from builder's standard samples.
- Mirror in all bathrooms and powder room over vanities.
- Upgraded pedestal sink with 8" on centre faucet in powder room, as per plan.
- Water-saving single lever faucets, shower heads and pressure balanced temperature-controlled shower valves included.
- Complimenting towel bars and shower accessories, from builder's standard samples.

LAUNDRY AREA

- Ceramic tiles in laundry room/mudroom, as per plan. Laundry cabinet with quartz or granite, including undermount sink as per plan with pullout faucet, and upper cabinetry, as per plan. Hot and cold laundry taps for washer; and heavy duty wiring for dryer.
- Exterior exhaust for dryer.
- Second level laundry room to have ceramic tile flooring, from builder's standard samples, and drain, as per plan.

COLOUR SELECTION AND FINISHINGS

- All colour and finishing selections are to be made at Kylemore Décor Studio and from builder's standard samples and Custom Designer Packages. Kylemore provides the services of a decorator to assist purchasers in the completion of their interior colour selections and the selections of upgrades.

ELECTRICAL AND PLUMBING

- 200 AMP electrical service with circuit breakers.
- Heavy duty cable included for stove and dryer.
- Two weatherproof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage. Front

- plug to be switched for Holiday lights. All as per plan.
- Garage door ceiling outlet(s), as per plan, for future garage door opener(s). Including electric car charger plug.
- White "Decora" switches and receptacles throughout.
- Energy-saving LED lightbulbs installed throughout.
- Ceiling outlets with builder-supplied upgraded light fixtures installed in foyer, hallways, kitchen, breakfast, and all bedrooms, as per plan. Dining room ceiling outlet to be capped.
- 20 interior LED pot lights and 4 exterior pot lights, location to be determined at décor appointment.
- Pre-wired cable for future television in 3 locations: kitchen, master bedroom and family room/great room, as per plan.
- Pre-wired for future telephone in 3 locations: family room/great room, kitchen and master bedroom, as per plan. Includes additional wires for future use.
- Data pre-wire (Cat5) in up to 4 locations for future home computer network. Future conduit to attic.
- Enercare Smarter Home Hub System included with smarter home HVAC performance monitoring, leak sensor, smart home door lock, video doorbell, with rough-in security wiring for exterior main level door contacts, interior keypad(s) and motion sensors, as per plan.
- Smoke detectors with electrical connection on each floor, including basement. Includes CO2 detectors.
- Rough-in provided for future central vacuum system, at least one outlet per floor. All pipes drop to basement.
- Copper wiring throughout.
- Forced air, high-efficiency gas furnace, HRV, humidifier and media filter for comfortable quality indoor air. Ductwork sized for future air-conditioning.
- Gas BBQ rough-in included, as per plan.
- Gas fired hot water heater, on rental basis.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

- 7-years major structural defects.
- 2-years plumbing, heating and electrical systems and building envelope.
- 1-year all other items.
- Backed by Tarion Warranty Program.

KYLEMORE®
LIVE. WELLNESS.

Items in this list can be taken out or substituted at anytime by the vendor without notice. Please refer to Agreement of Purchase and Sale for additional disclaimers E. & O.E. May, 2023.