

# REAR LANE TOWNHOME

## FEATURES & FINISHES

### A. EXTERIOR CONSTRUCTION DETAILS:

1. All exterior walls clad in siding, brick, stone, with other accent materials, as per Vendor's predetermined architectural colour schemes and as per plan.
2. Exterior paint colour as per Vendor's predetermined colour schemes.
3. Self-sealing roof shingles and/or metal roof (as per plan) from Vendor's predetermined colour schemes.
4. Maintenance-free aluminium and/or vinyl soffits, fascia, eavestroughs and downspouts.
5. Exterior front entry door(s) with grip set and deadbolt.
6. Exterior light fixture(s) on front elevation and at all exterior doors, including detached garage door(s), as per model type.
7. Professionally graded and sodded lot.
8. Precast slab walkways and steps as required, with precast slabs at rear garden/sliding door to detached garage, as per model type.
9. Continuous exterior wall insulation, basement wall insulation and R-60 attic insulation, to meet or exceed Ontario Building Code requirements.
10. Cold cellar and poured concrete porch, as per model type, and where grade permits.
11. Reinforced poured concrete garage floor.
12. Approximately 8'0" high poured concrete basement walls with damp proofing and foundation collector drains. Drainage layer provided on exterior of basement walls to enhance overall water resistance.
13. One (1) cold water hose bib provided at front and one (1) cold water hose bib at rear.

### B. INTERIOR FINISHES:

1. Ceiling height approximately 9'0" on main floor and 8'0" on second floor, as per model type.
2. Natural finish oak main staircase (vaneer risers and stringers) with oak handrails and spindles from Vendor's selected samples. Stairway railings to be mounted on oak nosings in platformed area(s), as per model type. Platform(s) and landing(s) to be completed with natural finish engineered oak flooring (approximately 3 1/4" wide) chosen from Vendor's selected samples, as per model type.
3. Paint grade stairs to unfinished basement, with painted handrail as required.
4. Choice of two panel style or flat slab style doors throughout finished areas, as per plan, chosen from Vendor's selected samples.
5. All interior doors on main floor to be 7'0" high and 6'8" high on second floor.
6. Choice of paint grade "Upgrade 1" or "Contemporary" trim on all doors and arches, chosen from Vendor's selected samples.
7. All interior walls to be finished with premium acrylic latex paint. Wood trim and doors painted white. Purchaser to have choice of one (1) wall colour throughout finished areas from Vendor's selected samples.
8. Smooth ceiling finish throughout main floor. Stippled ceilings with smooth borders on second floor excluding laundry areas and all bathrooms, as per model type.
9. All interior door hardware to be lever type in satin nickel colour finish with hinges to match, chosen from Vendor's selected samples.
10. Finished laundry area complete with floor tile chosen from Vendor's selected samples and recessed plumbing rough-ins. White laundry tub and standard faucet located in unfinished basement, as per model type.

### C. KITCHEN SPECIFICATIONS:

1. "Upgrade Level-1" cabinetry with extended height upper cabinets and "Upgrade Level-1" granite countertops complete with undermount double bowl stainless steel sink with washerless single lever faucet, chosen from Vendor's selected samples, as per plan.
2. "Upgrade Level-1" tile backsplash, chosen from Vendor's selected samples, as per plan.
3. Exhaust hood fan over stove with 6" ducting to exterior.
4. Heavy duty plug receptacle provided for stove.
5. Designated dishwasher space with rough-in electrical-plumbing for future dishwasher.

### D. BATHROOM FINISHES:

1. "Upgrade Level-1" cabinetry with laminate countertops chosen from Vendor's selected samples in all bathrooms and powder room, as per model type.
2. Wall mirrors in all bathrooms.
3. All bathroom plumbing fixtures to be white.
4. "Upgrade Level-1" wall tiles, chosen from Vendor's selected samples, installed in all bathroom tub enclosures up to ceiling, as per model type.
5. Ensuite showers fully framed with recessed shower light and "Upgrade Level-1" wall tiles, chosen from Vendor's selected samples, installed up to and including ceiling, as per model type.
6. Exhaust fan in all bathrooms.
7. Temperature and pressure control single lever faucet on all showers, complete with toe tester, as per model type.

### E. FLOORING FEATURES:

1. Natural prefinished engineered oak flooring (approximately 3 1/4" wide) on main floor non-tiled areas, as per model type.
2. Plush 40 oz. broadloom with quality 12mm foam underpad installed wall to wall on second floor non-tiled areas, as per model type. One colour selection throughout chosen from Vendor's selected samples.
3. "Upgrade Level-1" floor tile in designated areas chosen from Vendor's selected samples, as per model type.
4. Engineered floor joist system with tongue and groove sub-flooring (landings and sunken areas excluded).
5. All sub-floors will be glued, nailed and screwed.

### F. DOORS AND WINDOWS:

1. Predetermined colour coordinated vinyl casement and/or awning, or thermo-fixed glass windows with LOW-E glass throughout main and second floors, as per model type.
2. High quality white basement windows, with LOW-E glass.
3. Screens on all operational windows.
4. Insulated front entry door with high quality weatherstripping and predetermined colour coordinated prefinished vinyl door frame.
5. Pre-finished, steel, roll-up garage door with predetermined colour coordinated prefinished vinyl garage door frame.
6. Colour coordinated garden door with LOW-E glass provided, as per model type.

### G. ELECTRICAL AND LIGHTING DETAILS:

1. "100 amp" electrical service with breaker panel and copper wiring throughout.
2. Quality light fixtures provided throughout finished areas, as per model type.
3. Electrical outlet(s) provided in garage. Waterproof exterior outlet near all exterior doors, garage excluded.
4. Heavy duty receptacle and wiring provided for clothes dryer.
5. Rough-in RG6, or equivalent, cable T.V. in family room, library and master bedroom, as per model type.
6. Door chime provided.
7. Interconnected carbon monoxide detectors as per Ontario Building Code.
8. Electronic interconnected, visual smoke detectors installed in basement, on main and upper floor, including all bedrooms, as per Ontario Building Code.
9. Rough-in for central vacuum.
10. Rough-in for CAT 5, or equivalent, voice/data wiring in kitchen, family room, library and master bedroom, as per model type.
11. "Decora" switches and plugs.

### H. MECHANICAL SPECIFICATIONS:

1. Natural gas forced air "High Efficiency" furnace with electronically commutated furnace motors (ECMs).
2. Installed rental gas hot water heater.

### I. LINDVEST BESPOKE and "GREEN" CHARACTER FEATURES:

1. All paints to be low VOC.
2. All bathroom exhaust fans to be energy efficient low sone for quiet operation.
3. Shut-off valves on all hot and cold water lines on sinks and toilets.
4. 2 x 6 wall construction with R22 batt insulation – plus R5 exterior insulation.
5. ERV for improved air quality.
6. Water-efficient toilets, vanity faucets and shower heads.
7. Ducts professionally cleaned prior to Closing.
8. Rough-in drains for future three-piece bathroom in basement.

At West Brant Heights, all model designs have been reviewed and assessed by an independent certified Energy Evaluator who has been certified and registered through NRCan (National Resources Canada). Each house model will be built to EXCEED current Ontario Building Code requirements. Once the Dwelling is completed and just prior to closing, the same certified Energy Evaluator will return to the Dwelling to verify the air tightness thereof.

Quality Features correct at time of printing. Materials may be altered or substituted at the Vendor's sole discretion without notice.  
E. & O. E. D.O.P. 06/2023