

FEATURES & FINISHES



GENERAL NOTES

- All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result.
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the vendor's sole discretion.
- All features and finishes where purchasers are given the option to select the style and/or colour shall be from the predetermined standard selections.
- Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality.

EXTERIOR FINISHES

1. Architecturally controlled streetscape with pleasing exterior colour schemes, styles, materials and elevations.
2. Distinctive stone, clay brick, wood-like and/or stucco exterior combinations.
3. Soldier coursing, exterior columns, arches, keystones and other detailing.
4. Precast concrete window sills, headers and entrance arches as per plan.
5. **Upgraded architectural shingles** (limited lifetime manufacturer's warranty).
6. Flat roof areas to receive modified bitumen system.
7. Maintenance-free aluminum soffits, fascia eavestrough and downspouts.
8. Upgraded exterior coach lights on front facade.
9. Fully paved driveway.

DOORS AND WINDOWS

10. Vinyl casement and fixed windows throughout (excluding structural basement windows). All windows to be Low E, argon gas filled. Operable windows are screened.
11. Insulated front entry door(s) including satin nickel finish front door gripset.
12. Exterior French door or vinyl sliding patio door at rear (as per plan)
13. Metal insulated garage doors (as per elevation).

INTERIOR FEATURES

14. **SINGLES: 10' ceilings on main floor and 9' ceilings on second floor excluding low headroom areas due to mechanical and/or dropped areas.**
TOWNS: 9' ceilings on ground floor, 9' ceilings on 2nd floor and 8' ceilings on 3rd floor excluding low headroom areas due to mechanical and/or dropped areas.
15. **SINGLES: 7-1/4" baseboards on main floor and 5-1/2" baseboards on 2nd level with complementing 3" casings.**
TOWNS: 5-1/2" baseboards on ground, 2nd and 3rd floor with complementing 3" casings.
16. **SINGLES: Two panel smooth style interior doors with satin nickel interior hinges and lever handles (privacy locks on bathroom doors only). 8' tall on main floor and 7' tall on 2nd floor.**
TOWNS: Two panel smooth style interior doors with satin nickel interior hinges and lever handles (privacy locks on bathroom doors only). 6'-8" tall on ground, 2nd and 3rd floor.
17. Interior doors and trim to be painted white. Interior walls to be painted warm grey.
18. Wire shelving installed in all closets.
19. **Stained oak staircases.**
20. Stained oak pickets, post(s) and handrails. Purchaser choice of Rail 2 black metal pickets with alternating collar or Rail 3 1-3/4" oak pickets.
21. Smooth finish ceilings throughout.
22. **Tray, coffered, and/or waffle ceiling detailing, as per plan.**
23. SINGLES ONLY – Fireplaces:
 - **Flat wall or bump out application:**
Majestic Quartz36 Direct Vent Gas Fireplace with Stone Cast Mantle (as per plan).
 - **Two sided (see-thru) unit:**
Majestic Pearl 36 See-Through direct vent Gas Fireplace, raised approx. 12" from finished floor (within a partition) with Stone cast trim surround.

FLOORINGS

24. **Upgrade level 1 tiles in all tiled floor areas** (12" x 24" standard tiles available).
25. **3/4" x 3-5/16" Oak-stained engineered hardwood flooring throughout excluding tiled and unfinished areas.**

BATHROOMS

26. **Porcelain** wall tiles in all bathtub enclosures up to the ceiling. Separate shower stalls to include the ceiling.
27. White pedestal sinks in all powder rooms.
28. Delta faucet package in all bathrooms.
29. Deep acrylic soaker tubs throughout (excluding primary ensuite tub).
30. Primary ensuite freestanding tub with Delta deck mount faucet.
31. Vanity mirrors in all bathrooms. 24" x 42" mirror over each sink with vanity strip lighting above.
32. Bathroom cabinetry including traditional and contemporary options with Group 1 granite countertops.
33. Undermount sink in all bathrooms (excluding powder room).
34. Exhaust fans in all bathrooms.
35. Primary ensuite separate shower stalls with 4" shower pot light and clear glass frameless shower door.
36. Two-piece toilets with elongated bowls in all bathrooms.

KITCHENS

37. Kitchen cabinetry including traditional and contemporary options with Group 1 granite countertops.
38. Stainless steel undermount kitchen and servery sink (as per plan).
39. Delta kitchen faucet with integrated pull-out spray. Delta faucet package in all bathrooms. Complementing faucet at servery sink (as per plan).

LAUNDRY ROOM

40. Freestanding laundry/utility tub with chrome faucet within laundry room or unfinished laundry area (as per plan).

CONVENIENCE AND SECURITY

41. Five cable and telephone rough-in's (locations to be determined at the purchaser's Grand Alarms appointment).
42. All ducts are professionally cleaned prior to occupancy.
43. **Complete central vacuum system** (canister installed in garage with exception to models with detached garages which will have canister installed within unfinished basement).
44. Monitored security system available through builder's supplier. Must be ordered by purchaser (see sales representative for details).

GAS, ELECTRICAL & PLUMBING DETAILS

45. Three-piece rough-in installed in the basement (exact location to be at builder's discretion).
46. 200 amp electrical service.
47. Gas line for future barbecue hook-up (capped). Location at vendor's discretion.
48. Water line for future fridge (capped)
49. Weatherproof exterior electrical outlets, one at rear, one at front entry and one on accessible front balconies (as per plan).
50. Electrical wall outlet(s) in garage (one per garage door). Electrical ceiling outlet in garage for future garage door opener (one per garage door).
51. High efficiency heating system with programmable thermostat.
52. Heat recovery ventilator (partially ducted system).
53. Ceiling light fixtures in all rooms with the exception of bathroom vanity lighting.
54. White Decora plugs and switches throughout.
55. One USB charger/duplex receptable at kitchen counter and one in primary bedroom.
56. **10 primary potlights** on main floor (excluding vaulted, cathedral ceiling and open to above areas).
57. Aquor house hydrant exterior water taps inclusive of hose connectors (one located in garage and one at rear).

CONSTRUCTION

58. Cold cellar provided in basement with weather stripping, steel insulated door, light and floor drain.
59. **Poured concrete basement walls with damp proofing and drainage membrane where required. Single detached homes include taller 9' poured concrete foundation.**
60. 2"x 6" exterior wall construction.
61. All finished interior walls and ceilings to be drywall construction.
62. Spray foam insulation minimizing air penetration in garage ceiling below livable areas as well as all cantilevered areas.
63. All homes to receive a quality care assessment by aspenridge™.
64. All garage wood framed walls to be fully drywalled and to be primed.
65. **Superior engineered floor joists.**

WARRANTY

66. **The Tarion Warranty Corporation backs Aspen Ridge Homes with the following warranties:**

- ☒ The home is free from defects in workmanship and materials for a period of one year.
- ☒ Defects in workmanship and materials for a period of two years on electrical, plumbing and heating distribution systems and any water penetration through exterior cladding, windows, doors and exterior caulking.
- ☒ Major structural defects for a period of seven years.

Please refer to your home owner information package and/or visit tarion.com for further details.

COACH HOUSE FEATURES:

DOORS AND WINDOWS

67. Vinyl casement windows throughout. All windows to be Low E, argon gas filled. Operable windows are screened.
68. Insulated entry door including satin nickel finish door grip set.

INTERIOR FEATURES

69. 8' high ceilings, excluding low headroom areas due to mechanical and or dropped areas.
70. 5-1/4" colonial style baseboards with 3" casing throughout.
71. 6'-8" high two panel smooth style interior doors with satin nickel interior hinges, locks and lever handles.
72. Interior doors and trim to be painted white. Interior walls to be painted warm grey.
73. Wire shelving installed in all closets.
74. Natural finish oak veneer staircase with matching hand pass.
75. Smooth ceilings throughout.

FLOORING

76. Porcelain tile flooring in all tiled areas (as per plan).
77. 8mm laminate flooring (all available colours) throughout (excluding tiled areas).

BATHROOMS

78. Ceramic wall tiles in all bathtub enclosures up to the ceiling.
79. Single lever Delta faucets with mechanical pop-ups in all bathrooms. As per Vendor's standard selection.
80. Deep soaker tub.
81. Vanity mirror in bathroom with strip lighting above.
82. Bathroom cabinetry including traditional and contemporary options with laminate countertop.
83. Porcelain drop in sink in bathroom.

KITCHENS

84. Kitchen cabinetry including traditional and contemporary options with laminate countertop.
85. Stainless steel drop in kitchen sink.
86. Single lever Delta kitchen faucet with integrated pull-out spray.
87. Rough in electrical and plumbing supply for dishwasher.

LAUNDRY ROOM

88. Roughed-in for future stackable washer/dryer.

CONVENIENCE, ELECTRICAL AND SECURITY

89. Two cable and telephone rough-ins (locations to be determined at the purchaser's Grand Alarms appointment).
90. Monitored security system available through builder's supplier. Must be ordered by purchaser.
91. High efficiency heating system.
92. Heat recovery ventilator (HRV) partially ducted system.
93. White Decora plugs and switches throughout.



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General notes

*As per plan. Specifications may change without notice. Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality. E & O.E. June 22, 2023.