

PROPOSTED FEATURES LIST

For



BY

SPOTLIGHT
DEVELOPMENT



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Aria Homes –Home Features & Finishes.

EXTERIOR FEATURES & STRUCTURAL COMPONENTS

- Each home exterior is comprised of a combination of all brick, stone, stucco, composite siding and/or precast accents with masonry detailing around windows and doors (As per plan/elevations/options).
- Prominent insulated entry door with door hardware package including grip-set and deadbolt. (As per plan/elevations/options.)
- Two exterior hose bibs are provided, one at rear (or side) and one in the garage.
- Sliding patio doors leading to rear*. (As per plan/elevations/options.)
- Pre-finished roll-up metal insulated garage doors with decorative glazing and hardware.
- Balconies to have aluminum or metal framed glass railings.
- Municipal address plaques provided.
- High quality locks with deadbolts on all exterior swing door(s).

INTERIOR LIVING SPACES

- 9' ceilings on the second floor. Ten (10') on Main (subject to bulkheads and dropped ceilings to facilitate structural, mechanical, and electrical systems as necessary, ceiling heights will be reduced accordingly).
- Sunken or raised foyer, laundry room, garage entrance landing (where permitted or dictated by grade). (As per plan/options). Purchaser accepts the same.
- Smooth ceilings in kitchen, powder rooms, laundry, all bathrooms.
- Spray textured ceilings with 4" smooth border through-out home. Walk-in closets to be stippled only - no border.
- White paint on all walls & white semi-gloss paint on doors & trim.
- Elegant oak stairs (veneer risers & stringers), Oak square 1 5/16" railings to finished areas with modern metal handrails. - (As per plan/options)
- Striking 4" baseboards with shoe mould throughout with doorstop trim.
- Quality finished interior knobs on all interior doors with complimenting hinges.
- Sliding mirror or white back painted glass to all foyer closets*.
- Thermally isolated aluminum windows with double pane, sealed glazing units, and operable casement windows.
- Professionally home cleaning service prior to occupancy.

FLOORING

- Tile flooring in bathroom(s), Laundry, and mechanical rooms* in a standard lay pattern. (As per plan/options.)**
- Quality Laminate or Vinyl flooring in formal room, living/dining room, kitchen, all bedrooms, hallways, all stair landings, powder room , and storage with acoustic underlay (As per plan/options).**
- The subfloor glued or screwed down before application of finished floors.

KITCHEN FEATURES

- Quality designed kitchen cabinets with a choice of styles from vendor's standard samples (As per plan/options).
- Space for dishwasher, including rough-in plumbing and electrical.
- Quartzite kitchen counter tops as per vendor's standard samples.
- Ceramic or porcelain tile backsplash**.
- Stainless steel finish sink with single lever faucet**.
- Colour coordinated kick plates to compliment cabinets**.
- 6" Kitchen stove vent to be vented to outside.
- Slim surface mount light fixture(s).

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BATHROOM FEATURES

- Chrome Single lever faucet(s) in all bathrooms
- Pressure balanced shower control.
- Bathroom cabinetry as to plan in all second-floor washrooms.
- White Pedestals for all powder rooms.
- High efficiency water saving white toilets in all bathrooms.
- Shower stalls are tiled with wall tiles up to the ceiling.** All showers receive a mosaic floor tile.**
- Tile flooring in all bathrooms**. (As per builder standard sizes and plan/options.)
- Shut off valves to all bathroom sinks & toilets.
- Privacy locks on all bathroom doors.
- Vanity mirror.
- Wall sconce lighting over mirror + pot light for shower* & tub*.
- White soaker bathtub*.

LIGHTING & ELECTRICAL FEATURES

- 100 Amp electrical services with breakers.
- Two (2) exterior electrical outlets, one (1) each accessible at the front and rear of the home.
- Ceiling mounted light fixture in all powder rooms. (As per vendor's standard samples).
- Automatic smoke detector(s) with strobe lighting to meet OBC building codes for home and family safety.
- All wiring in accordance with ESA standards.
- Electric door chime.
- Designer series white light switches, plug receptacles, and plates.
- Carbon monoxide detectors.
- Two (2) electrical outlets in garage, one (1) on wall and one (1) on ceiling.
- Ground fault indicator receptacles, as per building code.
- Light fixtures in foyer(s)*, walk in closet(s)*, bedroom(s), office(s)*, Living room(s), kitchen(s).
- Lighting fixtures designed to be energy efficient.

LAUNDRY ROOM ACCENTS

- Hot and cold laundry taps for washer with heavy duty wiring for dryer.

HELPFUL ROUGH-INS FOR FUTURE CONNECTIVITY

- One (1) cable television outlets (RG-6 Standard). Location to be determined by purchaser.
- One (1) internet rough-in (CAT6 Standard). Location to be determined by purchaser.

COMFORT SYSTEMS:

- Forced air heating cooling unit + gas boiler for hot water.
- Individual metering for utilities (water, electricity, Gas).

* - denotes availability determined by suite design.

** - denotes selection determined by vendor.