



Features & Finishes

EVERWELL

SOUTH BARRIE

Freehold Townhomes & 32' Detached

QUALITY CONSTRUCTION AND ELEGANT EXTERIORS

- Superior architecturally designed homes with premium brick and masonry detailing, pre-cast concrete and/or stone, vinyl siding, and low maintenance exterior accents and trim in selected locations and metal low roofs (as per applicable plan).
- Engineered roof truss system secured with high-strength galvanized steel hurricane straps for your peace of mind.
- Steel insulated front entry door complete with weather stripping, grip set, sidelight and/or transom (as per applicable plan).
- Premium, high quality self-sealing, laminated shingles with a limited lifetime manufacturer's warranty and/or 2-ply flat roof membrane (as per applicable plan).
- Pre-finished, low maintenance soffits, fascia, eavestroughs and downspouts installed (as per applicable plan).
- Colour coordinated low-e argon filled vinyl casement windows on all elevations, excluding basement windows which will receive thermo pane sliders (where applicable). All operable windows to receive screens.
- Premium quality, sectional roll-up garage doors with window lights (as per applicable plan).
- Poured concrete basement walls with damp proofing, weeping tile and exterior drainage membrane.
- Two exterior hose bibs; one at rear of home and one in garage. Location to be determined by Vendor.
- Poured concrete, steel reinforced front porch (where applicable). Poured in place concrete front steps to be installed where required by grade.
- Pre-cast concrete slab walkway to front entry from driveway, and precast concrete slabs at rear sliding patio door/walkout to rear patio step(s) (as per applicable plan).
- All driveways to consist of base and top-coat layers, applied in two separate stages (second coat applied within approximately one-year of first coat).
- Sunken entrances may be required due to grading and/or as per plan.
- All lots to be graded and sodded as per approved grading plans. Where applicable, side yards between homes may receive gravel in lieu of sod (at the discretion of the Vendor). All lots will be graded to meet requirements of the authority having jurisdiction.

DISTINCTIVE INTERIORS

- Homes to receive approximately 9'0" high ceilings on main floor, and approximately 8'0" high ceilings on second floor (except at coffered, sloped or cathedral ceilings, and where drops are needed for structural or mechanical systems).
- Smooth ceilings in kitchen, bathrooms, powder rooms and finished laundry rooms. All other areas to receive textured ceilings with 4" smooth border.
- One coat of primer and two coats of flat-finish, premium-quality latex paint on all finished walls throughout.
- Oak staircase with stringers, treads and risers to receive choice of stained finish from Vendor's Level 1 selections, excluding stairs to the basement which shall be paint grade.
- Main floor stair landings (where applicable) to receive site-finished oak flooring, lower floor landings (to basement) shall be paint grade.
- Oak posts, pickets, handrails and nosings to receive choice of stained finish from Vendor's Level 1 selections.
- Approximately 4" baseboards and 2-3/4" casings on swing doors, sliding doors and windows throughout all finished areas (where applicable). Finish moulding installed to all ceramic and hardwood areas.
- Brushed chrome lever interior door hardware for interior doors. Privacy door locks to all bathrooms and master bedroom (where applicable).
- Stylish 2-panel interior swing doors (as per applicable plan).
- All bedrooms to receive white, trimmed, closet sliders (as per applicable plan).
- 3 piece rough-in in basement for future bathroom, location as per plan.

GOURMET KITCHEN FEATURES

- Kitchen cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's standard selections.
- Taller upper cabinets in Kitchen (as per applicable plan), from Vendor's standard selections.
- Colour co-ordinated kickplates to complement cabinets.
- Double bowl undermount stainless steel kitchen sink with single lever pullout spray faucet.
- Deluxe two-speed stainless steel kitchen exhaust fan with 6" exhaust vented to exterior.
- Choice of stone countertop in Kitchen (as per applicable plan) from Vendor's Level 1 selections.
- Kitchen island with flush breakfast bar (as per applicable plan).
- Electrical receptacle installed below counter in kitchen island and/or peninsula cabinets, as per code (applies when island cabinet is permanently fixed with plumbing).
- Dishwasher rough-in includes electrical and plumbing only with space for dishwasher (installation of dishwasher not included).

LUXURY BATHROOM FEATURES

- Vanity cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's standard selections.
- Choice of stone countertop in primary ensuite from Vendor's Level 1 upgrade selections, other bathrooms to receive choice of laminate countertops from Vendor's standard samples.
- Primary ensuite complete with elegant freestanding bathtub and/or separate shower stall with framed glass and door (as per applicable plan).
- Main and secondary ensuite bathrooms to receive acrylic skirted tub with dropped ceiling and shower rod.
- Water resistant board installed to tub and shower enclosures up to ceiling.
- Sleek, vapour-resistant pot light in all separate shower stalls (as per applicable plan).
- Choice of quality 8"x10" imported ceramic wall tile for all tub enclosures and shower stall walls, from Vendor's standard selections.
- High efficiency, water saving toilets.
- Single lever chrome faucets in all bathrooms and powder room.
- Chrome style bathroom accessories to include towel bar and toilet tissue dispenser.
- Undermount sink in primary ensuite and drop in sinks to all other bathrooms, with the exception of a pedestal sink in the powder room.
- All bathroom vanity faucets to have shut-off valves.

- Pressure balance shower faucets in all bathrooms, where applicable.
- Mirrors over all vanities in bathrooms.

SUPERB LAUNDRY ROOM FEATURES

- Handy recessed plumbing box to facilitate ease of connection for washing machine water and drain lines.
- Freestanding laundry tub complete with hot and cold water faucets (location as per applicable plan).
- Exterior venting for future dryer.
- Heavy duty electrical outlet for dryer and electrical outlet for washer.

FLOORS AND FLOOR COVERINGS

- Choice of quality imported ceramic floor tiles, from Vendor's standard selections, to foyer, powder room, kitchen/breakfast/servery area, laundry room and bathrooms (excludes basement laundry, mechanical areas, and unfinished basements).
- Choice of 40oz. broadloom on approximately 1/2" underpad on second floor where not shown as tile, from Vendor's standard selections.
- Stained oak hardwood flooring from Vendor's Level 1 selections, on main floor (excluding tiled areas).
- Engineered Floor System with tongue and groove subflooring, glued and screwed to joists.

LIGHTING AND ELECTRICAL FEATURES

- All townhome and 32' homes to receive 100 Amp electrical service with circuit breaker panel.
- Switched ceiling light fixtures in all rooms.
- All electrical receptacles located on exterior walls and insulated ceilings to be installed using draft-resistant sealed boxes.
- Exterior GFI protected receptacles provided at front porch and rear door (location determined by Vendor).
- One (1) receptacle installed on wall and one (1) receptacle installed in ceiling (for future garage door opener) for each garage parking space.
- Decora-style receptacles and switches throughout.
- Rough-in central vacuum system drops terminating in unfinished areas for future connection (location determined by Vendor).
- Decorative exterior coach lamp(s) on exterior elevations (as per applicable plan).
- Rough-in for four (4) Cat6 telephone/INTERNET outlets. Two locations as determined by builder (for future wifi readiness), two locations as-determined by purchaser.
- Choice of location for one (1) dual electrical outlet/USB port.

MECHANICAL & ENHANCED ENERGY FEATURES

- All ducting sized for future air-conditioning.
- All homes to receive an Energy Recovery Ventilator (ERV) to promote healthier indoor air quality and provide fresh air.
- Energy Star qualified exhaust fans vented to exterior in all bathrooms and laundry rooms.
- Smoke detectors and carbon monoxide detectors installed through home per OBC.
- High efficiency gas-fired tankless water heater on a rental basis with supplier as designated at Vendor's sole discretion.
- High efficiency HVAC system designed to provide superior comfort and reliable heating (and cooling, where/when applicable).
- All supply and return metal ductwork joints to be sealed.
- R20 blanket insulation (approximately 6" above finished floor) on exterior walls in basement.
- Continuous air barrier for increased air tightness and energy efficiency.
- Drain Water Heat Recovery system serving two showers (designed to reduce energy required to heat incoming water).
- Ducts professionally cleaned.

ENERCARE SMARTER HOME™ ESSENTIALS PACKAGE

- Enercare Smarter Home™ is a simple, integrated system that puts comfort and peace of mind in the palm of your hand, even when you're not at home.
- Each home comes equipped with the Enercare Smarter Home Essentials Package (complete with free installation and training by Enercare staff post-closing) and 3 years of free monitoring. Package includes:
 - 1 Smarter Home Hub
 - 1 Smarter Home Programmable Thermostat
 - 1 Smarter Home Water Leak Sensor
 - 1 Video Doorbell with Camera

NEW HOME WARRANTY

- 1 Year Warranty applies to defects in workmanship and materials.
- 2 Year Warranty applies to electrical, plumbing and heating delivery & distribution system and water penetration through building envelope or foundation.
- 7 Year Warranty applies to major structural defects.
- Purchaser agrees to pay Tarion Warranty Program enrollment fee as an adjustment at closing.

DISCLAIMER

Specifications and terms subject to change. E + OE - October 20, 2021
Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendors normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor's sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production process. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When a purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type purchase. All selections of finishes will be made from Vendor's standard samples.