

ARTFULLY CRAFTED



## JANE LOCKHART INTERIOR DESIGN

Signature Collection

This award-winning interior design firm offers premium level knowledge, creativity, and competency through all phases of every project.

As part of the team at Klein Estates, Jane Lockhart's people will bring their well-known brand of detail-driven perfectionism to the finishing of our spectacular homes.

*Naturally Sophisticated*



LINVEST

FEATURES AND FINISHES





## FEATURES AND FINISHES

Premium Collection

### EXTERIOR CONSTRUCTION DETAILS:

- Exterior walls to be brick clad, with accent details in other materials, as per Vendor's predetermined architectural colour schemes.
- Exterior paint colour as per Vendor's predetermined colour schemes.
- Self-sealing roof shingles and/or metal roof, as per model type, from Vendor's predetermined colour schemes.
- Maintenance-free aluminium and/or vinyl soffits, fascia, eavestroughs and downspouts.
- Exterior light fixtures on front elevation, as per model type.
- Professionally graded and sodded lot.
- Poured-in-place concrete steps, as required by grade.
- Two (2) coat asphalt paved driveway (Vendor not responsible for future settlement).
- R-60 attic insulation, exterior wall insulation and basement wall insulation as per Ontario Building Code requirements.
- Cold cellar and poured concrete porch.
- Reinforced poured concrete garage floor.
- One (1) cold water hose bib provided in garage and one cold water hose bib on exterior.
- 9' high, 10' wide poured concrete basement walls with damp-proofing and foundation collector drains. Drainage layer provided on exterior of basement walls to enhance overall water resistance.

### INTERIOR FINISHES:

- Ceiling height 10' on main floor and 9' on second floor.
- Stained oak main staircase (vener risers and stringers) with "Premium-level" handrails and spindles. 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 stained pre-finished engineered oak flooring (approximately 3" wide) chosen from Vendor's selected samples, as per model type.
- Stained oak stairs (vener risers and stringers) from basement to main floor, chosen from Vendor's selected samples.
- Service stairs from Laundry/Mudroom to Basement to be stained oak (vener risers and stringers), chosen from Vendor's selected samples, as per model type.
- Choice of "Cambridge" two-panel style or "Contemporary" flat slab style doors throughout.
- All main floor archways to be trimmed.
- All interior doors on main floor to be 8' high and 7' high on second floor.
- 3-1/2" casing and 7" baseboard throughout main floor. 3-1/2" casing and 5" baseboard throughout the second floor.
- All interior walls to be finished with premium acrylic latex paint. Wood trim and doors painted with semi-gloss white paint. Purchaser to have choice of one (1) wall colour throughout chosen from Vendor's selected samples.
- Quiet comfort walls to noise sensitive areas, as per model type.
- Smooth ceiling(s) throughout all finished areas.
- Coffered ceilings, where shown, as per model type.
- All interior door hardware to be "Premium-level" lever type in satin nickel colour finish including hinges.
- Master Bedroom Dressing Room/Walk-in Closets complete with predetermined pre-finished melamine closet organizer(s) and metal hanging rod(s).

- Walk-in closets complete with pre-finished melamine closet shelf and metal hanging rod(s).
- Laundry area complete with base cabinet(s) and stainless steel sink and connections for water and drain, as per model type and from chosen from Vendor's selected samples.
- Direct vent natural gas fireplace with decorative mantel painted white, as per model type
- Electric fireplace in Master Bedroom Retreat, as per model type

### KITCHEN SPECIFICATIONS:

- Custom quality cabinetry with extended height upper cabinets with "Premium-level" granite countertops complete with undermount double bowl stainless steel sink with washerless single lever faucet, chosen from Vendor's selected samples.
- "Premium-level" ceramic tile backsplash, chosen from Vendor's selected samples.
- Stainless steel finish exhaust hood fan over stove with 8" ducting to exterior.
- Designated dishwasher space with rough-in electrical-plumbing for future dishwasher.

### BATHROOM FINISHES:

- Custom quality extended height cabinetry chosen from Vendor's selected samples in all Bathrooms and Powder Room.
- "Premium-level" granite countertops, chosen from Vendor's selected samples.
- Wall mirrors in all bathrooms.
- All Bathroom plumbing fixtures to be white.
- Designer ceramic wall tiles, chosen from Vendor's selected samples, installed in tub and shower enclosures up to and including ceiling, as per model type, excluding freestanding tubs.
- Single-lever faucets on all Bathroom and Powder Room sinks.
- Temperature and pressure control single lever faucet on all showers, as per model type.

- Frameless clear glass door/ enclosure and recessed shower light in separate shower stall, as per model type.
- Master ensuite with freestanding tub and frameless clear glass door/ enclosure and recessed shower light in separate shower stall, as per model type.

### FLOORING FEATURES:

- Stained pre-finished engineered oak flooring (approximately 3" wide) on main and second floor non-tiled areas chosen from Vendor's selected samples.
- Porcelain tile floor in designated areas chosen from Vendor's selected samples.
- High performance laminate in finished lower foyer.
- Engineered floor joist system with tongue and groove sub-flooring.

### DOORS AND WINDOWS:

- Vinyl casement (vinyl awning for all Elevation C designs), or thermo-fixed glass windows with LOW-E glass throughout main and upper floors.
- 8' high metal insulated exterior front entry door(s) with grip set and weatherstripping.
- Elevation C to receive 8' high fiberglass insulated front entry door(s) with grip set and weatherstripping.
- Metal insulated roll-up garage door(s) approximately 8' high.
- Insulated door from garage to house, as per model type, where permitted.
- Double wide sliding doors provided at rear of home on the main floor, as per model type.

### ELECTRICAL AND LIGHTING DETAILS:

- 200 amp electrical service with breaker panel and copper wiring throughout.
- Quality light fixtures provided throughout, including ceiling light fixtures in all Bedrooms, Family Room and decorative wall mounted fixture in Powder Room.
- Twelve (12) pot lights throughout main floor, with three (3) dimmer switches, as per purchaser selected locations.
- Electrical outlet(s) provided in garage along with waterproof exterior outlets near all exterior doors, excluding door from house to garage.
- Rough-in for RC6, or equivalent, cable TV to three (3) locations as per purchaser selection.
- Rough-in for Category 5, or equivalent, voice/data wiring to three (3) locations as per Purchaser selection.
- Door chime provided.
- One carbon monoxide detector and electronic smoke detectors installed in Basement, on main and upper floor, including all Bedrooms.
- Rough-in for central vacuum.
- "Decora" switches and plugs.
- One (1) garage door opener per roll-up door as per model type.
- Rough-in electric car charger conduit in Garage.

### MECHANICAL SPECIFICATIONS:

- Natural gas forced air "high-efficiency" furnace with ECM motor controlled by "Smart" thermostat.
- Installed energy recovery ventilator (ERV) with separate wall control for improved indoor air quality.
- Installed rental gas hot water heater.
- Barbecue gas line to rear of home with disconnect and valve, ready-to-use, location determined by Vendor.
- Central air conditioner unit.
- Rough-in drains for future three-piece Bathroom in Basement, as per model type.

### LINDVEST BESPOKE, "GREEN", AND "SMART" CHARACTER FEATURES:

- All paints to be low VOC.
- All bathroom exhaust fans to be "Panasonic" low sone for quiet operation.
- Shut-off valves on all hot and cold water lines on sinks and toilets.
- 2" x 6" wall construction with R19 batt insulation – plus R5 rigid insulation.
- ERV with smart control for improved air quality.
- One (1) electronic smoke detector installed in garage.
- Water-efficient toilets, vanity faucets and shower heads.
- Framed mechanical room in Basement.
- Finished, enclosed electrical closet to house, water meter and electrical panel.
- Electronically commutated furnace motors (ECMs).
- Ducts professionally cleaned prior to closing.
- One (1) "Smart" Lock on door from garage to house.
- Two (2) "Smart" Light wall switches. One for front outside porch and one for main floor room facing roadway.
- One (1) "Smart" Thermostat.
- One (1) "Smart" Flood sensor in mechanical room in Basement.
- "Smart" Home Hub app to control all "Smart" features.

### EXTERIOR CONSTRUCTION DETAILS:

- Exterior walls to be brick clad, with accent details in other materials, as per Vendor's predetermined architectural colour schemes.
- Exterior paint colour as per Vendor's predetermined colour schemes.
- Self-sealing roof shingles and/or metal roof, as per model type, from Vendor's predetermined colour schemes.
- Maintenance-free aluminium and/or vinyl soffits, fascia, eavestroughs and downspouts.
- Exterior light fixtures on front elevation, as per model type.
- Professionally graded and sodded lot.
- Poured-in-place concrete steps, as required by grade.
- Two (2) coat asphalt paved driveway (Vendor not responsible for future settlement).
- R-60 attic insulation, exterior wall insulation and basement wall insulation as per Ontario Building Code requirements.
- Cold cellar and poured concrete porch.
- Reinforced poured concrete garage floor.
- One (1) cold water hose bib provided in garage and one cold water hose bib on exterior.
- 9' high, 10' wide poured concrete basement walls with damp proofing and foundation collector drains. Drainage layer provided on exterior of basement walls to enhance overall water resistance.

### INTERIOR FINISHES:

- Ceiling height 10' on main floor and 9' on second floor.
- Stained oak main staircase (vener risers and stringers) with "Signature-level" handrails and metal spindles. 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 stained pre-finished engineered oak flooring (approximately 7" wide) chosen from Vendor's selected samples, as per model type.

### PRINCIPLE KITCHEN SPECIFICATIONS:

- Custom quality cabinetry by 'Paris Kitchens' (featuring personalized design appointments) with extended height upper cabinets.
- "Signature-level" granite countertops, chosen from Vendor's selected samples.
- Wall mirrors in all Bathrooms.



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### BATHROOM FINISHES:

- Custom quality extended height cabinetry by 'Paris Kitchens' chosen from Vendor's selected samples in all Bathrooms and Powder Room.
- "Signature-level" granite countertops, chosen from Vendor's selected samples.
- Wall mirrors in all Bathrooms.

- 'Cambria' countertops complete with 'Blanco' undermount double bowl 18 gauge stainless steel sink with 'Brizo' washerless single lever faucet, chosen from Vendor's selected samples.
- Fully-integrated appliance package including 36" 'Sub-Zero' fridge, 24" 'Asko' dishwasher, choice of 36" 'Wolf' 6 burner natural gas range with 30" 'Wolf' microwave with matching trim kit OR 36" 'Wolf' natural gas cook top with 30" 'Wolf' wall oven and 30" 'Wolf' wall microwave with matching trim kit chosen from Vendor's predetermined package.
- "Signature-level" ceramic tile backsplash, chosen from Vendor's selected samples.
- Choice of 'Wolf' Stainless Steel 36" exhaust hood fan OR custom quality cabinetry canopy hood fan over range/cooktop with 8" ducting to exterior chosen from Vendor's predetermined package.

### MASTER ENSUITE FINISHES:

- Custom quality extended height cabinetry by 'Paris Kitchens' chosen from Vendor's selected samples.
- "Signature-level" granite or quartz countertops.
- 'Brizo' plumbing fixtures.
- Porcelain floor, wall and ceiling tiles.
- In-floor radiant heating with thermostat control.
- 10mm frameless floor to ceiling glass shower, 180° glass swing door, with recessed shower light.
- Shower fitted with 36" linear floor drain, 8" rain showerhead, handshower and thermostatic valve for temperature control with diverters.
- Freestanding white acrylic tub with floor mounted plumbing fixtures.
- Master Ensuite with free-standing tub and frameless clear glass door/enclosure and recessed shower light in separate shower stall, as per model type.

### FLOORING FEATURES:

- Stained pre-finished engineered oak flooring (approximately 7" wide) on main and second floor non-tiled areas chosen from Vendor's selected samples.
- 18" x 36" (or larger) Porcelain tile floor in designated areas chosen from Vendor's selected samples.
- High performance laminate in finished lower foyer.
- Engineered floor joist system with tongue and groove sub-flooring.

### DOORS AND WINDOWS:

- Vinyl casement (vinyl awning for all Elevation C designs), or thermo-fixed glass windows with LOW-E glass throughout main and upper floors.
- 8' high metal insulated exterior front entry door(s) with 'Baldwin' grip set and weatherstripping.
- Elevation C to receive 8' high fiberglass insulated front entry door(s) with 'Baldwin' grip set and weatherstripping.
- Metal insulated roll up garage door(s) approximately 8' high.
- Insulated door from garage to house, as per model type, where permitted.
- Double wide sliding doors provided at rear of home on the main floor, as per model type.

### ELECTRICAL AND LIGHTING DETAILS:

- 200 amp electrical service with breaker panel and copper wiring throughout.
- Quality light fixtures provided throughout, including ceiling light fixtures in all bedrooms, family room and decorative wall mounted fixture in Powder Room.
- Twelve (12) pot lights throughout main floor, with three (3) dimmer switches, as per purchaser selected locations.
- Electrical outlet(s) provided in Garage along with waterproof exterior outlets near all exterior doors, excluding door from house to garage.
- Rough-in RG6, or equivalent, cable TV to three (3) locations as per purchaser selection.
- Rough-in for Category 5, or equivalent, voice/data wiring to three (3) locations as per purchaser selection.
- Door chime provided.
- One carbon monoxide detector and electronic smoke detectors installed in Basement, on main and upper floor, including all Bedrooms.
- Rough-in for central vacuum.
- 'Decora' switches and plugs.
- One (1) garage door opener per roll-up door as per model type.
- Rough-in electric car charger conduit in Garage.

### MECHANICAL SPECIFICATIONS:

- Natural gas forced air "high-efficiency" furnace with ECM motor controlled by "Smart" thermostat.
- Installed energy recovery ventilator (ERV) with separate wall control for improved indoor air quality.
- Installed rental gas hot water heater.
- Barbecue gas line to rear of home with disconnect and valve, ready-to-use, location determined by Vendor.
- Central air conditioner unit.
- Rough-in drains for future three-piece bathroom in basement, as per model type.

### LINDVEST BESPOKE, "GREEN", AND "SMART" CHARACTER FEATURES:

- All paints to be low VOC.
- All Bathroom exhaust fans to be "Panasonic" low sone for quiet operation.
- Shut-off valves on all hot and cold water lines on sinks and toilets.
- 2" x 6" wall construction with R19 batt insulation – plus R5 rigid insulation.
- ERV with smart control for improved air quality.
- One (1) electronic smoke detector installed in Garage.
- Water-efficient toilets, vanity faucets and shower heads.
- Framed mechanical room in Basement.
- Finished, enclosed electrical closet to house water meter and electrical panel.
- Electronically commutated furnace motors (ECMs).
- Ducts professionally cleaned prior to closing.
- One (1) "Smart" Lock on door from Garage to house.
- Two (2) "Smart" Light wall switches. One for front outside porch and one for main floor room facing roadway.
- One (1) "Smart" Thermostat.
- One (1) "Smart" Flood sensor in mechanical room in Basement.
- "Smart" Home Hub app to control all "Smart" features.

Entertain in grand style in your stunning Dining Room, complete with adjacent servery. Tall, vaulted ceilings, panelled walls and gracious windows make this space absolutely inspired. Your guests will be feted in style.

At Klein Estates, 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 home 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. Renderings are artist's concept. Materials may be altered or substituted at the Vendor's sole discretion without notice. E.&O.E. O.D.P. June 18, 2019