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.

Ine/Ekpart



LINDVEST

FEATURES AND FINISHES





FEATURES AND FINISHES Premium Collection

- 1 Exterior walls to be brick cladded, with accent details in other materials, as per Vendor's predetermined architectural colour schemes
- 2 Exterior paint colour as per Vendor's predetermined colour schemes.
- or metal roof, as per model type, from Vendor's predetermined colour
- 4 Maintenance-free aluminium and/or vinyl soffits, fascia, eavestroughs and
- elevation, as per model type.
- sodded lot.
- 7 Poured-in-place concrete steps, as required by grade
- 8 Two (2) coat asphalt paved driveway (Vendor not responsible for future settlement).
- 9 R-60 attic insulation, exterior wall insulation and basement wall insulation as per Ontario Building Code requirements.
- 10 Cold cellar and poured concrete porch
- 11 Reinforced poured concrete garage floor. 12 One (1) cold water hose bib
- provided in garage and one cold water hose bib on 13 9' high, 10" wide poured
- concrete basement walls with damp-proofing and foundation collector drains. Drainage laver provided on exterior of basement walls to enhance overall water resistance.

- 2 Stained oak main staircase (veneer 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 3 Self-sealing roof shingles and/ with stained pre-finished
- schemes.
- 3 Stained oak stairs (veneer risers and stringers) from basement to main floor. downspouts. chosen from Vendor's selected 5 Exterior light fixtures on front samples.
- 4 Service stairs from Laundry/ 6 Professionally graded and Mudroom to Basement to be stained oak (veneer risers and stringers), chosen from Vendor's selected samples, as per model type.
 - 5 Choice of "Cambridge" two-panel style or "Contemporary" flat slab style doors throughout.

engineered oak flooring

from Vendor's selected

samples, as per model type.

(approximately 3" wide) chosen

- 6 All main floor archways to be trimmed.
- All interior doors on main floor to be 8' high and 7' high on second floor.
- 8 3-1/2" casing and 7" baseboard throughout main floor, 3-1/2" casing and 5" baseboard throughout the second floor.
- 9 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.
- 10 Ouiet comfort walls to noise sensitive areas, as per model type.
- 11 Smooth ceiling(s) throughout all finished areas.
- 12 Coffered ceilings, where shown, as per model type.
- 13 All interior door hardware to be "Premium-level" lever type in satin nickel colour finish including hinges.
- 14 Master Bedroom Dressing Room/Walk-in Closets complete with predetermined pre-finished melamine closet organizer(s) and metal hanging rod(s).

- 15 Walk-in closets complete with pre-finished melamine Ceiling height 10' on main floor closet shelf and metal and 9' on second floor.
 - 16 Laundry area complete with base cabinet(s) and stainless steel sink and connections fo water and drain, as per model type and from chosen from Vendor's selected samples.
 - 17 Direct vent natural gas fireplace with decorative mantel painted white, as per model type
 - 18 Electric fireplace in Master Bedroom Retreat, as per model type

- 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.
- 2 "Premium-level" ceramic tile backsplash, chosen from Vendor's selected samples.
- 3 Stainless steel finish exhaust hood fan over stove with 8" ducting to exterior.
- 4 Designated dishwasher space with rough-in electricalplumbing for future

- Custom quality extended neight cabinetry chosen from Vendor's selected samples in all Bathrooms and **Powder Room**
- 2 "Premium-level" granite countertops, chosen from Vendor's selected samples.
- 3 Wall mirrors in all bathrooms.
- 4 All Bathroom plumbing fixtures to be white.
- 5 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.
- 6 Single-lever faucets on all Bathroom and Powder Room sinks.
- 7 Temperature and pressure control single lever faucet on all showers, as per model type.

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

Stained pre-finished engineered oak flooring (approximately 3" wide) or main and second floor non-tiled areas chosen from Vendor's selected samples

inished lower fover.

sub-flooring.

with tongue and groove

OORS AND WINDOWS:

main and upper floors.

2 8' high metal insulated

with grip set and

weatherstripping.

where permitted.

Vinvl casement (vinvl awning

for all Elevation C designs), or

thermo-fixed glass windows

exterior front entry door(s)

3 Elevation C to receive 8' high

door(s) with grip set and

4 Metal insulated roll-up garage

5 Insulated door from garage to

provided at rear of home on

house, as per model type.

6 Double wide sliding doors

the main floor, as per

model type.

door(s) approximately 8' high.

fiberglass insulated front entry

with LOW-E glass throughout

- 2 Porcelain tile floor in designated areas chosen from Vendor's selected samples.
- High performance laminate in 6 Rough-in for Category 5, or 4 Engineered floor joist system equivalent, voice/data wiring to three (3) locations as per
 - 7 Door chime provided
 - 8 One carbon monoxide detector and electronic smoke detectors installed in Basement, on main and upper floor, including all Bedrooms.
 - 9 Rough-in for central vacuum.
 - 10 'Decora' switches and plugs. 11 One (1) garage door opener per roll-up door as per
 - 12 Rough-in electric car charger conduit in Garage.

MECHANICAL SPECIFICATION

model type.

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

All paints to be low VOC.

quiet operation.

and toilets.

Basement.

rigid insulation.

2 All bathroom exhaust fans to

be 'Panasonic' low sone for

Shut-off valves on all hot and

cold water lines on sinks

4 2" x 6" wall construction with

5 ERV with smart control for

improved air quality.

6 One (1) electronic smoke

detector installed in garage

Water-efficient toilets, vanity

faucets and shower heads.

8 Framed mechanical room in

9 Finished, enclosed electrical

closet to house, water meter

R19 batt insulation – plus R5

- 1 200 amp electrical service with breaker panel and copper wiring throughout.
- 2 Quality light fixtures provided hroughout, including ceiling light fixtures in all Bedrooms, Family Room and decorative wall mounted fixture in Powder Room
- 3 Twelve (12) pot lights throughout main floor, with three (3) dimmer switches, as per purchaser selected locations. 4 Electrical outlet(s) provided in
- exterior outlets near all exterior doors, excluding door from house to garage. 5 Rough-in RG6, or equivalent.

garage along with waterproof

- cable TV to three (3) locations as per purchaser selection.
- and electrical panel. 10 Electronically commutated furnace motors (ECMs). Purchaser selection
 - 11 Ducts professionally cleaned prior to closing.
 - 12 One (1) "Smart" Lock on door from garage to house.
 - 13 Two (2) "Smart" Light wall switches. One for front outside norch and one for main floor
 - room facing roadway. 14 One (1) "Smart" Thermostat

control all "Smart" features

- 15 One (1) "Smart" Flood sensor in mechanical room in Basement. 16 "Smart" Home Hub app to

1 Exterior walls to be brick

- cladded, with accent details in other materials, as per Vendor's predetermined architectural colour schemes.
- 2 Exterior paint colour as per Vendor's predetermined colour schemes.
- 4 Maintenance-free aluminium and/or vinyl soffits, fascia, eavestroughs and
- elevation, as per model type.
- 6 Professionally graded and
- 7 Poured-in-place concrete
- 8 Two (2) coat asphalt paved driveway (Vendor not responsible for future
- 9 R-60 attic insulation, exterior wall insulation and basement wall insulation as per Ontario
- concrete porch.
- 11 Reinforced poured concrete garage floor.
- 12 One (1) cold water hose bib provided in garage and one cold water hose bib on exterior
- concrete basement walls with damp proofing and foundation collector drains. Drainage laver provided on exterior of basement walls to enhance overall water resistance.

- Ceiling height 10' on main floor and 9' on second floor.
- 2 Stained oak main staircase (veneer 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 from Vendor's selected samples, as per model type.

risers and stringers) from Basement to main floor

- 4 Service stairs from Laundry/ stained oak (veneer risers and stringers), chosen from Vendor's selected samples, as
- Choice of "Cambridge" two panel style or "Contemporary flat slab style doors throughout
- 6 All main floor archways to be trimmed
- main floor. 8 4" casing and 9" solid white
- 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
- 10 Quiet comfort walls to noise sensitive areas, as per model type.
- all finished areas. 12 Coffered ceilings, where
- 13 All interior door hardware to be 'Baldwin' lever type in satin nicke
- and metal hanging rod(s).
- complete with "Signaturelevel" quartz counter top, base cabinet(s) and stainless steel sink and connections for water and drain, as per model type and chosen from Vendor's selected samples.
- mantel painted white, as per
- 7 Electric fireplace in Master Bedroom Retreat, as per model type.

Custom quality cabinetry by 'Paris Kitchens' (featuring personalized design appointments) with extended height upper cabinets.



2 'Cambria' countertops

complete with 'Blanco'

undermount double bowl 18

with 'Brizo' washerless single

gauge stainless steel sink

lever faucet, chosen from

3 Fully-integrated appliance

package including 36"

Vendor's selected samples.

'Sub-Zero' fridge, 24" 'Asko'

30" 'Wolf' microwave with

dishwasher, choice of 36" 'Wolf'

6 burner natural gas range 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

4 "Signature-level" ceramic tile

backsplash, chosen from

custom quality cabinetry

cooktop with 8" ducting

Vendor's predetermined

1 Custom quality cabinetry by

'Paris Kitchens' (featuring

appointments) with extended

personalized design

2 'Cambria' countertops

height upper cabinets.

complete with 'Blanco'

undermount double bowl

18 gauge stainless steel sink

with 'Brizo' washerless single

lever faucet, selected from

Vendor's standard samples

fridge, 30" 'Wolf' natural gas

Stainless steel 24" 'Bosch'

range, 24" 'Asko' fully

integrated dishwasher,

24" 'Sub-Zero' wine coole

model type chosen from

Vendor's predetermined

4 "Signature-level" ceramic tile

package.

package.

unit, as applicable, as per

to exterior chosen fron

package.

5 Choice of 'Wolf' Stainless

Vendor's selected samples.

Steel 36" exhaust hood fan OR

canopy hood fan over range/

predetermined package.

Room, complete with adjacent servery. Tall, vaulted ceilings, panelled walls and gracious Your guests will be feted in style.

FEATURES AND FINISHES JANE LOCKHART INTERIOR DESIGN Signature Collection

- 3 Self-sealing roof shingles and/ or metal roof, as per model type, from Vendor's predetermined colou

downspouts.

- 5 Exterior light fixtures on front
- sodded lot.
- steps, as required by grade.
- settlement).
- Building Code requirements. 10 Cold cellar and poured
- 13 9' high, 10" wide poured

- (approximately 7" wide) chosen

- Stained oak stairs (veneer chosen from Vendor's selected samples.
- Mudroom to Basement to be per model type.
- 7 8' semi-solid wood passage on
- poplar baseboard throughout all finished areas.
- Vendor's selected samples
- 1 Smooth ceiling(s) throughout
- shown, as per model type. colour finish including hinges
- 14 All Dressing Room/Walk-in Closets complete with predetermined pre-finished melamine closet organizer(s)
- 5 Laundry and/or Mud Room
- 16 Direct vent natural gas fireplace with decorative model type.

fixtures to be white 5 All toilets 'TOTO' white,

4 All bathroom plumbing

- one-piece elongated. 6 Designer ceramic wall tiles, chosen from Vendor's selected samples, installed in tub and shower enclosures up to and including ceiling, as
- freestanding tubs. Single lever faucets on all Bathroom and Powder Room sinks.

per model type, excluding

8 Temperature and pressure control single lever faucet on all showers, as per model typ

Frameless clear glass door/

enclosure and recessed

ASTER ENSUITE FINISHES:

- shower light in separate shower stall, as per model type.
- Custom quality extended height cabinetry by 'Paris Kitchens' chosen from Vendor's selected samples

2 "Signature-level" granite or

- quartz countertops.
- 3 'Brizo' plumbing fixtures. 4 Porcelain floor, wall and ceiling tiles.
- hermostat control 6 10mm frameless floor to ceiling glass shower, 180° glass swing door, with

In-floor radiant heating with

Shower fitted with 36" linear floor drain. 8" rain showerhead, handshower and thermostatic valve for temperature control with diverters.

recessed shower light.

tub with floor mounted plumbing fixtures. 9 Master Ensuite with freestanding tub and frameless

clear glass door/enclosure

and recessed shower light in

approximately 7" wide) on

non-tiled areas chosen from

Vendor's selected samples

18" x 36" (or larger) Porcelain

tile floor in designated areas

main and second floor

chosen from Vendor's

selected samples.

B Freestanding white acrylic

backsplash, chosen from separate shower stall, as per Vendor's selected samples model type. 5 'Wolf' Stainless Steel LOORING FEATURES 30" exhaust hood fan over range with 8" ducting Stained pre-finished to exterior chosen from engineered oak flooring

Vendor's predetermined

1 Custom quality extended height cabinetry by 'Paris Kitchens' chosen from Vendor's selected samples in all Bathrooms and Powder Room

Vendor's selected samples

3 Wall mirrors in all Bathrooms.

- 3 High performance laminate 2 "Signature-level" granite in finished lower fover. countertops, chosen from
 - 4 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 throughou main and upper floors.
- 2 8' high metal insulated exterior front entry door(s) with 'Baldwin' grip set and weatherstripping.
- 3 Elevation C to receive 8' high fiberglass insulated front entry door(s) with 'Baldwin' grip set and weatherstripping.
- where permitted. 6 Double wide sliding doors provided at rear of home on the main floor, as per

model type. 1 All paints to be low VOC. 2 All Bathroom exhaust fans to

1 200 amp electrical service with breaker panel and

copper wiring throughout.

wall mounted fixture in

4 Metal insulated roll up garage

5 Insulated door from garage

door(s) approximately 8' high

to house, as per model type,

- and toilets. 2 Quality light fixtures provided throughout, including ceiling light fixtures in all bedroom amily room and decorative rigid insulation.
- Powder Room improved air quality. 3 Twelve (12) pot lights throughout main floor, with three (3) dimmer switches, as Water-efficient toilets, vanity per purchaser selected
- locations. 4 Electrical outlet(s) provided in Garage along with waterproof exterior outlets near all exterior Finished, enclosed electrical doors, excluding door from
- house to garage. 5 Rough-in RG6, or equivalent, cable TV to three (3) locations as per purchaser selection
- 6 Rough-in for Category 5, or equivalent, voice/data wiring to three (3) locations as per
- purchaser selection 7 Door chime provided.
- 8 One carbon monoxide detector and electronic smoke detectors installed in Basement, on main and upper floor, including all Redrooms
- 9 Rough-in for central vacuum
- 10 'Decora' switches and plugs. 11 One (1) garage door opener per roll-up door as per model type
- conduit in Garage.

12 Rough-in electric car charger

- MECHANICAL SPECIFICATIONS
 - Natural gas forced air "high-efficiency" furnace with ECM motor controlled by "Smart" thermostat.
- 2 Installed energy recovery ventilator (ERV) with separate wall control for improved indoor air quality.
- 3 Installed rental gas hot water heater.
- 4 Barbecue gas line to rear of home with disconnect and valve, ready-to-use, location determined by Vendor.

5 Central air conditioner unit.

Rough-in drains for future

three-piece bathroom in

- basement, as per model type
- be 'Panasonic' low sone for quiet operation 3 Shut-off valves on all hot and cold water lines on sinks
- 4 2" x 6" wall construction with R19 batt insulation – plus R5
- 5 ERV with smart control for
- 6 One (1) electronic smoke detector installed in Garage.
- faucets and shower heads. 8 Framed mechanical room in
- closet to house water meter and electrical panel
- furnace motors (ECMs). 11 Ducts professionally cleaned prior to closina.

12 One (1) "Smart" Lock on door

10 Electronically commutated

- from Garage to house. 13 Two (2) "Smart" Light wall switches. One for front outside porch and one for
- 14 One (1) "Smart" Thermostat.

main floor room facing

15 One (1) "Smart" Flood sensor

in mechanical room in

- Rasement 16 "Smart" Home Hub app to
- control all "Smart" features

s Canada). Each home will be built to exceed current Ontario Building Code requirements. Once the Dwelling is completed and just prior to clos the same certified Energy Evaluator will return to the Dwelling to verify the air tightness thereof. ect 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

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