



# THE CRAWFORD

URBAN TOWNHOMES IN MILTON

## Features & Finishes

### DISTINCTIVE EXTERIOR FEATURES:

- Modern elevations utilizing brick and stucco as per applicable plan.
- Maintenance free aluminum eavestroughs and downspouts as per plans.
- Maintenance free vinyl clad windows with low-E and argon gas for energy savings.
- Superior steel-clad insulated entry door with weather stripping and deadbolt lock.
- Balconies with aluminum railings complete with glass inserts, as per plan.
- All balconies have an exterior insulated steel swing door equipped with deadbolt locks and tarnish-resistant hardware.

### COMMUNITY AND LANDSCAPE FEATURES:

- One level, secured underground parking garage.
- Visitor parking.
- Professionally landscaped grounds
- Central Landscaped Courtyard
- Landscaped Parkettes

### TOWNHOME FEATURES:

- 9-foot ceiling heights on the main floor of each residential suite, 8-foot ceiling height on upper level of the two-story units subject to bulkheads as required.
- Kitchen and bathroom ceilings to be smooth and painted white. All other ceilings to be stippled.
- Semi-gloss off-white paint throughout kitchen and bathrooms, flat latex paint in all other rooms.
- Modern 3" baseboards with 2" casings.
- Mirrored sliding closet doors on entry closets with sliding doors as per plan.
- Choice of 12"x18" ceramic tiles in entry and bathrooms.
- White 12"x12" ceramic floor tile in laundry area and mechanical room as per applicable plan.
- Selection of pre-finished luxury vinyl flooring throughout except in tiled areas as per applicable plan.
- Elegant stained oak veneer stairs as per applicable plan.
- Solid oak handrails and metal spindles on stairwells as per plan.
- Vinyl-coated wire closet shelving as per plan.
- Dropped ceilings and bulkheads over kitchen cabinets and main bath tub enclosures.
- Gas BBQ connection provided on Patios and Roof Decks or Balconies. \*
- Wood deck flooring provided on all Roof Decks.
- Hose bib provided on Patios and Roof Decks.

### KITCHENS:

- Choice of traditional and contemporary designed cabinetry in a variety of finishes with soft close drawers and doors.
- Choice of granite kitchen countertops
- Choice of ceramic subway tile backsplash
- Double bowl undermount stainless steel sink with single lever faucet and integrated vegetable sprayer.
- Stainless Steel kitchen appliances including self-clean oven, frost-free fridge, built-in dishwasher and over the range built-in microwave with integrated exhaust fan.
- White full-sized stacked washer and dryer.

### BATHROOMS:

- Choice of cabinetry in a variety of finishes with cabinets
- Cultured marble countertop with integrated washbasin.
- Glass shower partition or enclosure as per plan
- Choice of elegant ceramic tiles for tub wall surrounds to ceiling height.
- Low-flow two-piece toilets.
- Cabinet width mirror above vanity sink.

ELECTRICAL AND MECHANICAL FEATURES:

- Gas fired high velocity furnace.
- Central air conditioning.
- Rental hot water equipment.
- Ceiling light fixtures provided in the entry, foyer, kitchen, dining and bedrooms as per plan.
- Switch controlled receptacles in great room.
- White Decora style switches, plugs and plates.
- Ground fault electrical outlets in all bathrooms.
- 100 amp service panel with circuit breakers and copper wiring throughout.
- All exhaust fans vented to the exterior.
- Electric door chime.

SECURITY FEATURES:

- Hinges and striker plates reinforced with extra long screws.
- Additional blocking at all exterior door jambs.
- Additional screws at patio door to help prevent lifting.
- Carbon monoxide, heat and smoke detectors as per O.B.C., as per plan.

\*There will be one (1) Gas BBQ connection provided per dwelling unit, location to be determined by developer.

All finishes to be chosen are as per plan and shall be chosen from a selection of Vendor's standard samples. All available features and finishes are as per plan and may vary from suite to suite. Principal Rooms consist of the Living Room, Dining Room, Kitchen and Bedrooms. All features and finishes, price and specifications are subject to change without notice. Please note: The ceiling heights stated are approximate. The height is measured from the upper surface of the sub-floor. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than stated. All available features and finishes are as per plan and may vary from suite to suite. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Purchasers acknowledge that there may be a step-up condition to balconies and/or terraces as may be required by site conditions. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of this Agreement, including section 6, apply to this Schedule "A", and where there is any conflict between the above provisions and the provisions of Schedule X", Schedule "X" shall govern. E. & O. E.



# THE CRAW/FORD

URBAN TOWNHOMES IN MILTON

## FEATURING:

- Modern elevations utilizing brick and stucco
  - Professionally landscaped grounds
- Landscaped Parkettes and Central Landscaped Courtyard
- 9-foot ceiling heights on the main floor of each residential suite
  - Vinyl flooring throughout, per plan.
  - 12" x 18" ceramic floor tiles to tiled areas, per plan.
  - Elegant stained oak veneer stairs, per plan.
- Solid oak handrails and metal spindles on stairwells, per plan.
- One Gas BBQ connection per home, provided on Patios, Roof Decks or Balconies.
  - Choice of granite kitchen countertops
  - Choice of ceramic subway tile backsplash
  - Double bowl undermount stainless steel
- Stainless Steel kitchen appliances including: self-clean oven, frost-free fridge, built-in dishwasher and over the range built-in microwave with integrated exhaust fan.
- White full-sized stacked washer and dryer.

**Fernbrook**  
HOMES