

The logo for Copperwood Kleinburg features the word "COPPERWOOD" in a large, elegant, copper-colored serif font. A decorative vine with leaves arches over the letters. Below "COPPERWOOD", the word "KLEINBURG" is written in a smaller, green, sans-serif font.

COPPERWOOD
KLEINBURG



The Features

ELEGANT EXTERIORS

- Superior architecturally designed and controlled homes with elegant stucco, premium clay brick and masonry detailing, pre-cast concrete, architectural pre-cast stone, and other accent materials as per applicable model.
- Oversized, 8'-0" tall fiberglass front entry door(s), complete with sidelights and/or transom, weather stripping and gripset (per applicable elevation).
- Oversized, 8'-0" tall metal insulated entry door with self-closing hinges and deadbolt lock at garage-to-house entry door (grade permitting).
- Premium, high quality, self-sealing shingles with a limited lifetime warranty, colour per vendor's predetermined and architecturally controlled colour packages.
- Pre-finished, low maintenance aluminum soffit, fascia, eavestrough and downspouts.
- Large, colour coordinated, low-e argon filled vinyl casement windows on all elevations, excluding white 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 plan) and equipped with heavy-duty springs and rust-resistant door hardware.
- Poured concrete basement walls with heavy duty damp proofing, weeping tile and exterior drainage membrane.
- Two exterior hose bibs, one at rear of home and one in garage. Locations 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.
- All driveway installations to consist of premium permeable pavers at no additional cost.
- Pre-cast concrete slab walkway; from driveway to front entry and side entry doors (per applicable plan, where grade permits).
- Sunken entrances and/or mudrooms may be required due to grading and/or as per plan.
- Engineered Floor Joist System with tongue and groove subflooring, glued and screwed to joists.

- 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 sole discretion of Vendor). All lots graded to meet requirements of the authority having jurisdiction.

DISTINCTIVE INTERIORS

- Approximately 10'-0" high ceilings on main floor, and approximately 9'-0" high ceilings on second floor and basement (except at coffered, sloped or cathedral ceilings, and where drops are needed for structural or mechanical systems).
- Smooth ceilings throughout all finished areas, per plan.
- One coat primer and two coats of flat finish, premium quality latex paint on all finished walls throughout. Interior trim and doors to receive white semi-gloss finish.
- Oak staircase with stained stringers, treads and risers from main floor to second floor, and main floor to basement foyers.
- Stair landings (where applicable) to receive site-finished, stained oak flooring.

- Stained oak posts and handrails to match staircase, with decorative metal pickets from Vendor's Level 3 upgrade selections.
- Approximately 7" baseboards and 3-1/2" casings on swing doors, sliding doors and windows throughout all finished areas (where applicable). Finish moulding installed to all ceramic and hardwood areas.
- Stylish 8'-0", two-panel interior swing doors on main floor, and approximately 6'-8", two-panel interior swing doors on second floor and finished basement areas.
- All main floor arches to be trimmed.
- Brushed nickel lever interior door hardware for interior doors, with matching hinges for all interior swing doors. Privacy door locks to all bathrooms and primary bedroom (where applicable).
- Gas fireplace complete with standard black trim, tempered glass panel, decorative log set and remote ignition switch with white painted mantel (per applicable plan).

GOURMET KITCHEN FEATURES

- Upgraded kitchen cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's Level 4 selections.
- Taller upper cabinets in Kitchen and Servery (as per applicable plan).
- Colour co-ordinated kickplates to complement cabinets.
- Full depth upper cabinet above fridge.
- Double bowl undermount stainless steel kitchen sink with single lever faucet.
- Deluxe two-speed stainless steel kitchen exhaust fan with 6" exhaust vented to exterior.
- Choice of countertop in Kitchen (as per applicable plan) from Vendor's Level 1 stone counter upgrade samples.
- 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.
- 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 Level 3 selections in all washrooms and powder rooms (per applicable plan).
- All bathrooms and powder rooms to receive choice of countertop from Vendor's Level 1 stone counter selections with an undermount sink (per applicable plan).
- Primary ensuite complete with elegant freestanding bathtub and separate frameless glass shower enclosure (per applicable plan).
- Secondary bathrooms complete with framed glass shower enclosure or drop-in tub (as per applicable plan).
- Water resistant board installed to tub and shower enclosures up to ceiling.
- Sleek, vapour-resistant pot light in all shower enclosures.
- Choice of quality, imported ceramic wall tile for all tub and shower enclosures and shower ceilings, from Vendor's Level 3 upgrade selections.
- All shower enclosures to receive tiled floors, from Vendor's Level 2 upgrade selections.

- High efficiency, water saving toilets.
- Single lever chrome faucets in all bathrooms and powder rooms.
- Chrome style bathroom accessories to include towel bar and toilet tissue dispenser.
- All bathroom vanity faucets to have shut-off valves.
- Pressure balance shower faucets in all bathrooms, where applicable.
- Mirrors over all vanities in washrooms and powder rooms.

SUPERB LAUNDRY ROOM FEATURES

- Laundry base cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor's Level 2 selections (per applicable plan).
- Choice of countertop from Vendor's Level 1 stone selections.
- Handy recessed plumbing box to facilitate ease of connection for washing machine supply water lines.
- Drop-in laundry sink, complete with hot and cold water faucet (type and location 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 Level 2 upgrade selections to; front foyer, powder room, kitchen/breakfast/servery area, laundry room, mud-room, bathrooms, and basement foyer (excludes mechanical areas, and unfinished basement areas).
- Choice of prefinished, stained oak hardwood throughout Main and Second floors from Vendor's Level 2 upgrade selections (excluding tiled areas).
- Engineered Floor System with tongue and groove subflooring, glued and screwed to joists.

LIGHTING AND ELECTRICAL FEATURES

- 200 Amp electrical service.
- 20 non-insulated potlights, location as determined at Décor appointment, throughout Main Floor.
- Switched ceiling light fixtures where applicable.
- Switched wall light fixtures above mirrors in all bathrooms and powder room.
- 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 plugs and switches throughout.
- Rough-in central vacuum system drops terminating in garage for future connection (location determined by Vendor).
- Decorative exterior coach light(s) on exterior elevations (as per plan).
- Rough-in for 2 (two) RG6 television outlets and 4 (four) Cat6 telephone/Internet outlets in locations as-determined by purchaser.

- Two (2) dual electrical outlet/USB ports, in locations as determined by purchaser.

MECHANICAL AND 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.

NEW HOME WARRANTY

- 1 Year Warranty applies to defects in workmanship and materials.
- 2 Year Warranty applies to electrical, plumbing and heating delivery and 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 enrolment fee as an adjustment at closing.

Specifications and terms subject to change. E + OE - May 2021.

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the vendors 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 vendors sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production process. Purchaser is notified that the laundry room and/or foyer may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry to garage will be eliminated at Vendors discretion. 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 on the above lot 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. The purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser is notified that siting and grading conditions, roof lines may not be exactly as shown, some end units will share a common wall with adjoining unit. Due to grading conditions risers may be necessary at the front and rear entries. Rooflines may vary due to structural roof framing conditions.

* - as per plans / ¥ - from Vendor's standard samples

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