

Features & Finishes

ATTRACTIVE EXTERIOR FEATURES:

- **Quality color coordinated oversized low maintenance vinyl thermopane casement windows (Low 'E' argon glass filled, including "Zone C" Energy Star rating) throughout, screens throughout, except on fixed windows as per plan.**
- Featuring color coordinated brick, full bed stone and Hardie Board surrounds as per elevation.
- Architecturally controlled elevations, streetscapes and exterior colors, to create a unique and an esthetically pleasing community.
- Quality insulated metal front entry door with quality satin nickel grip set and deadbolt lock.
- **Balcony to include glass railing, garden door and Dura deck flooring on all second floor units (as per applicable plan).**
- **Juliet balcony to include glass railing and garden door on all third floor units (as per applicable plan).**
- **Lower levels to receive spacious private sunken patios.**
- Municipal address numbers.
- Premium molded paneled sectional roll-up garage doors, with complementing glass insert with heavy duty springs and rust resistant hardware. **(Only pertains to unit owners on block 1, 2 and 7 that are entitled to purchase garage/interior parking).**
- Self-sealing architectural shingle roof with limited life time warranty.

FRAMING:

- Tongue and groove subfloor sheathing, sanded joints, screwed and glued to engineered floor joist.
- Wood demising wall assembly.
- 2"x6" exterior wall construction.

INTERIOR:

- **All Levels, ceiling height of approximately nine (9') feet; (all ceiling heights exclude low headroom areas due to bulkheads and dropped ceiling areas, as per plan).**
- All interior wood trim & woodwork is primed and painted classic white.
- **Colonial 2 3/4" (+/-) window casing, doors in all finished areas.**
- **Colonial 4 1/8" (+/-) base boards throughout finished area.**
- **All main and second floor interior doors to be two panels in a smooth finish (as per applicable plan).**
- **Straight lever type hardware in a satin nickel finish with matching hinges. Privacy lock sets on all bathrooms.**
- Smooth ceilings in kitchen, great room and bathrooms.
- Hallways, bedrooms and laundry rooms to receive sprayed stipple ceilings with a 4" smooth border.
- All closets have pre-finished melamine shelving and metal dowels.
- Quality latex paint on interior walls (choice of two colours) from builder's standard samples.
- **Elegant natural finish Oak Staircase with Oak Veneer Stringers and Oak Nosing from First to second floor as per applicable plans.**
- **Elegant 1 3/4" Oak Pickets with 3" solid Oak Handrail on Stair wells to finished areas as per plan in natural finish.**

FLOORING:

- High quality imported ceramic tiles (12"x 12" or 13"x 13") in all bathrooms and laundry/mechanical rooms as per applicable plan from builder's standard samples.
- Quality 35 oz. broadloom with under pad in all bedrooms and upper hallways, as per applicable plan (one colour throughout).
- **Engineered laminate flooring in great room, front foyers and kitchen as per plan in a natural finish.**

KITCHEN:

- **Kitchens to be quality built cabinetry (as per builders standard samples).**
- Kitchen countertops to be post formed (from builder's standard samples). Extended flush breakfast bar only for applicable plans where dinettes do not exist.
- **Moen single lever pull-out kitchen faucet (as per applicable plan).**
- **Wall-mounted exhaust hood fan (stainless Steel).**

BATHROOMS & POWDER ROOM:

- **All bathrooms (except powder room) to be quality built cabinetry (as per builders standard samples).**
- **Choice of designer-selected laminate top countertops from builder's standard samples.**
- Mirrors in all bathroom(s) and powder room.
- Ceramic wall tiles in all tub/shower combo units, including ceilings.
- White ceramic bathroom accessories.
- White plumbing fixtures throughout.
- Water-efficient lavatory faucets and shower heads throughout.
- Ultra high efficiency water-saving toilets throughout.

- **Moen single lever faucets in all bathrooms and the powder room.**
- **Bathrooms feature a 5' acrylic deep soaker tub with 8" x 10" ceramic wall tiles and ceiling (as per plan) from Caliber's standard samples.**
- Temperature controlled shower valves and water-saving showerheads.
- White pedestal sink in powder room (as per plan).

ELECTRICAL:

- All copper wiring throughout the home.
- **100 Amp Service**, with circuit Breaker with individual metering of hydro.
- Interior light fixtures in every room and all hallways (excluding bathrooms).
- All bathroom electrical receptacles with a ground fault interrupter (GFI).
- Tamper-resistant receptacles throughout, to ensure child safety.
- **White decora switches and plugs throughout.**
- Front door electric door chime.
- Heavy duty cable & receptacle for stove and dryer.
- Interconnected smoke alarms on each level, as per the Ontario Building Code.
- Carbon Monoxide detector as per the Ontario Building Code.
- **Weatherproof GFCI exterior electrical outlet at balcony.**
- Split-circuit electrical outlets above the kitchen counter for future small appliances.
- **Electrical outlet(s) in the garage ceiling for future garage door opener. (Only pertains to unit owners on block 1,2 and 7 that purchased garage/interior parking).**
- Rough-in electrical wire for future dishwasher in the kitchen.
- All bathrooms (with or without windows) have exhaust fan vented to the outside.
- **Security rough-in wiring; security pre-wiring to all windows and exterior doors to lower levels and ground levels and to unit entry doors, balcony doors on second floor levels. Each unit shall receive pre-wiring for one keypad and one motion detector.**
- Strip light over vanities for all bathrooms.
- **Pre-wiring for cable TV in all bedrooms and great room (RG-6 Cable Standard).**

HEATING:

- **High efficiency forced air Hi-Velocity heating system.**
- Rental boiler system for domestic water.
- Central air conditioning .
- **Centrally located electronic thermostat on main floor.**

PLUMBING:

- **Flexible water pipe solution using PEX pipe to reduce noise and eliminate solder contaminants within plumbing system.**
- **All sink basins and plumbing fixtures to include shut-off valves.**
- Water supply and drain provisions for future dishwasher in kitchen.
- All laundry rooms have hot and cold water with drain provisions for future washing machines.

WARRANTY

- **Caliber Homes Guarantee.**
- Backed by "TARION" (Ontario New Home Warranty Program.)
- **Caliber Homes Inc. is a registered member of TARION in Good Standings, and shall comply with all warranty requirements.**
- 7 year structural and 2 years warranties and 1 year Builder's comprehensive warranty.

NOTES:

- All illustrations are artist's conceptions only.
- The purchases acknowledges that the specifications, landscaping, finishes and furnishing etc., in the model home(s) or sales center is for display purposes only and may not be of similar grade or type, or not necessarily included in the purchase of the home.
- The purchaser acknowledges that the floor plan may be reversed.
- **The Vendor reserves the right to substitute materials that are of equal or better quality.**

E.&O.E. September 2019



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HOMES