

FEATURES & FINISHES – FREEHOLD TOWNS

[◀ Back](#)



- Madison Homes' Cornell Rouge is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally coordinated.
- Distinctive elevations utilizing clay brick, precast stone, wood, vinyl, aluminum and other unique materials, as per applicable elevation.
- Masonry detailing in brick or precast stone, as per elevations.
- Modified bitumen flat roofing system providing superior protection against all water leakage.
- Low maintenance-aluminum soffits, fascia, eavestroughs, and downspouts.
- Large contemporary windows on front elevations, as per applicable plan.
- High quality vinyl casement or fixed windows with low E-Argon thermopane glass, as per plan. Basement excluded.

- Low maintenance structural vinyl thermopane basement windows, as per applicable plan.
- All exterior wood trim (where applicable) is primed and painted.
- Precast concrete walk to front entry from sidewalk, as per plan.
- Poured concrete front porch, as per applicable plan.
- Covered front porch, as per applicable plan.
- Poured concrete foundation walls.
- Quality elegant hardware with security deadbolt on front and rear entry, and custom designed municipal number.
- Contemporary exterior light fixtures.
- Poured concrete garage floor.
- Two exterior water taps. Location to be determined by Vendor.
- Driveway or garage apron surface, as per plan, to be paved by Vendor at Purchaser's expense (subject to construction schedule).
- Roll-up sectional garage door, as per plan.
- Direct insulated access door from garage to house with deadbolt and closer if grade permits and as per plan. Purchasers are notified that garage to interior doors or side doors to the house, if applicable, may be lowered, relocated, or eliminated to accommodate drainage as per grading, siting, or municipality requirements, if applicable.

- Professionally graded and sodded lot per approved grading plans, except for paved areas.
- Services included: paved roads, sanitary and storm sewers, individual water connections.

INNOVATIVE INTERIOR FEATURES

- Approximately nine-foot (9') high ceilings on second floor, except in powder room and/or laundry room and where architectural design, mechanical or duct work requires ceiling height to be lowered, as per plan.
- Approximately eight-foot (8') high ceilings on first and third floors, as per plan, (subject to mechanical or ductwork bulkhead requirements).
- Main staircase to be oak in natural finish from first to third floor, as per plan. Laminate flooring on stair landings (basement stairs excluded.)
- Elegant solid oak handrails, pickets and posts in natural finish from first to third floor, as per plan (basement handrail and pickets excluded).
- Smooth ceilings throughout second floor only.
- Interior walls to be painted one colour selected from Vendor's standard samples with premium quality latex paint.
- Flat stock baseboard and casing for doors and windows.

- Two panel square style interior doors (excluding exterior door and sliding closet doors) as per plan.
- Satin nickel finish interior door levers. (Exterior doors excluded). Painted hinges.



SUPERIOR KITCHEN, BATHROOMS & LAUNDRY FEATURES



- Custom designed, furniture finish kitchen cabinets and vanities in a wide choice of styles.
- Taller upper kitchen cabinetry.
- Built-in pantries, serveries, desks, breakfast bars and kitchen islands, as per plan.
- Choice of granite kitchen countertop.
- White two speed exhaust hood fan in kitchen ducted to exterior.
- Single bowl, stainless steel sink with single lever, pull-out faucet in kitchen.
- Shut off valves for all sinks and toilets.
- Low flow aerators on all faucets.
- Water saving toilets.
- Low flow shower heads in all showers.
- Pressure balance valve in all bath and shower enclosures.
- Heavy-duty outlets for stove and dryer.

- Laundry to include single freestanding laundry tub (as per applicable plan) and dryer vent to exterior (location may vary from plans).
- Hot and cold taps for laundry tub.
- Where primary ensuite includes separate shower, shower will have framed glass shower door and ceiling light. Primary ensuite bathtub to be an alcove apron tub, as per plan, with approximately 18" high tile surround.
- Separate shower stall with marble jambs and ceiling light, as per applicable plan.
- Ceramic wall tile up to ceiling on bathtub enclosures, excluding primary ensuite.
- Cement "Wonderboard" on separate shower enclosure wall(s), as per applicable plan.
- White square pedestal sink in powder room, as per plans.
- Mirror in all bathrooms.
- Exhaust fan in all bathrooms.
- Quality white plumbing fixtures in all bathrooms.
- Privacy locks on all bathroom doors.

HIGH QUALITY FLOORING FEATURES

- Quality laminate flooring on first and second floors (except in tiled areas).
- Ceramic tile flooring in powder room, all bathrooms and laundry room, as per applicable plan.
- Quality broadloom on third floor (except tiled areas). Includes quality underpad and one (1) colour choice of carpet.
- All subfloor sheathing to be screwed to floor joists and joints sanded prior to finished floor installation.

LIGHTING AND ELECTRICAL FEATURES



- 100 amp electrical service with heavy duty copper wiring.
- Two exterior waterproof electrical outlets. Location to be determined by Vendor.
- One electrical outlet in garage.
- Electrical outlet in garage ceiling for future door opener.
- One electrical outlet in unfinished area of basement at electrical panel.
- Electric door chime with doorbell at front entry.
- White Decora-Style light switches, plugs and plates.
- Smoke detectors and carbon monoxide detectors as per OBC.
- Smoke detectors in all bedrooms are equipped with an alarm and required strobe light as per OBC.
- Electrical light fixtures to be installed in kitchen, powder room, main and ensuite bathrooms, family room, home office/den and all bedrooms. Excluding living room/dining room.
- Switch controlled receptacle in living room and capped outlet in dining room (ceiling location to be determined by Vendor).
- Heavy duty cable and outlet for stove and dryer with dryer vent.

- Pre-wired category 5 and category 6 telecommunication lines in two locations.
- Pre-wired cable TV in two locations.
- One USB electrical outlet provided in kitchen and primary bedroom.
- Ground fault interrupter protection in kitchen, all bathrooms and powder room as per ESA requirements.

ENERGY EFFICIENT FEATURES

- Insulation in full conformity with the OBC for conservation of energy.
- High efficiency forced air direct vent natural gas furnace complete with electronic ignition in conjunction with heat recovery ventilator (HRV).
- Tankless water heater on rental, as per lease schedule.
- Ducting sized for future air conditioning.
- Programmable thermostat centrally located on second floor.
- High quality vinyl casement or fixed windows with low E-Argon thermopane glass, as per plan. Basement excluded.
- Screens on all operating windows.
- Windows and doors sealed with top quality exterior caulking.
- Front entrance to have metal insulated door with glass insert with weather-stripping, as per applicable plan.

ROUGH-INS

- Pre-wired category 5 and category 6 telecommunication lines in two locations.
- Pre-wired cable TV in two locations.
- Rough-in for future central air conditioning.
- Rough-in for central vacuum.

- Rough-in for plumbing for future installation of a dishwasher in kitchen, as per plan.



- Poured concrete foundation walls with heavy duty damp proofing and weeping tiles (excluding garage).
- Basement “wrap” water proofing system to be installed on the foundation wall (excluding garage) to prevent water penetration into basement (as per applicable plan).
- Steel or wood beam construction in basement, as per applicable plan.
- Townhomes to have acoustically enhanced stud party wall between units.

WARRANTY

- Seven (7) year Tarion New Home Warranty Protection Program for major structural only. Purchaser agrees to pay Tarion enrollment fee on closing as an adjustment.
- Vendor warranty in accordance with the Tarion New Home Warranty Program.
- Purchaser’s choice of interior colours and materials from Vendor’s standard samples if not yet ordered, installed or completed, provided that colour and materials are available from supplier and Purchaser

agrees to select the colour and materials according to the Vendor’s Schedule, otherwise the Vendor reserves the right to choose the colour and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor’s choice of colour and materials.

- First floor front and rear entry and first floor laundry room floor, where applicable, may be lowered to accommodate entry door(s) at the Vendor’s discretion (unfinished basement ceiling height shall be lowered accordingly).
- All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. The Vendor reserves the right to change the foregoing specifications without notice.
- Purchasers are notified that the number of steps to front entrance, rear entrance and side entrance if applicable may be increased or decreased depending on final grading.
- Purchaser agrees to pay on closing for installation of water meter and hydro installation.
- The Purchaser acknowledges that finishing materials contained in any model home or sales office display, including broadloom, furniture, mirrors, electrical fixtures, drapes, ceramic flooring, vinyl flooring, hardwood flooring, marble flooring, upgraded kitchen cabinets, countertops, stained staircase and railing, painting, wallpaper, etc. may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein.

- Townhomes and corner lots, end units 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 such changes as constructed or as necessary.
- House types and streetscapes subject to final architectural approval of City of Markham or developer's architectural control architect and final siting, and approval of the Vendor's architect.
- When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floorplan, elevations or layout of this model and Purchaser agrees to accept such changes as constructed or as necessary.
- Variations from Vendor's samples may occur in exterior finishing materials, kitchen and vanity cabinets, and floor and wall finishes, due to normal production process.
- Sheet goods may be seamed under certain conditions.
- The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before closing date.
- All outside colours and materials pre-selected by Vendor are architecturally controlled.
- Exterior elevations will be similar to pictures shown, but not necessarily identical. All furniture and landscaping features shown in renderings are not included.
- Siting requirements may require the Vendor to site the dwelling as a reverse model, and the Purchaser agrees to accept the same.
- Actual usable floor space may vary from stated floor area. Location of furnace, tankless water heater, 3 piece rough-in bath and locations and number of posts and beams may vary from brochure and Purchaser is deemed to accept same.
- Room dimensions, window and door configurations may vary with final construction drawings.
- All ceiling heights are approximate and may vary. Some ceiling heights will be dropped to accommodate HVAC, plumbing, venting, electrical, mechanical, insulation, bulkheads and other structural requirements, which will result in areas of lower ceilings heights.
- Drywall smooth ceiling finish may reflect surface variation due to lighting conditions, sheen of applied paint and may be more visible where treated joints, fastener heads or corner beads occur.
- Prices, terms and conditions subject to change without notice. The Vendor has the right to substitute materials of equal or better quality.

E. & O. E. June 3, 2021.

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