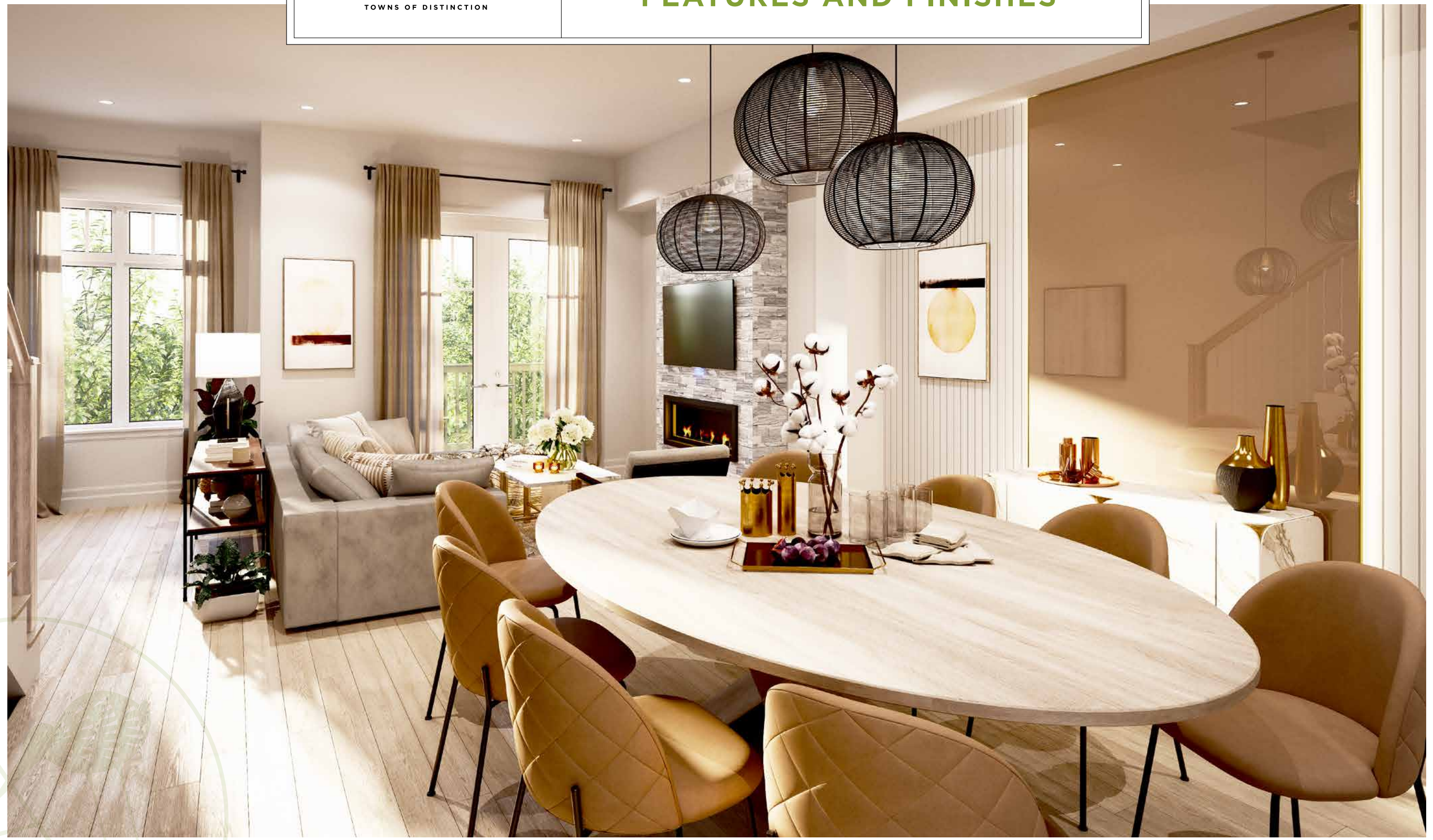




the architecture of well-being.

FEATURES AND FINISHES



MASTERFUL CONSTRUCTION AND EXTERIORS

- Choice of 3 distinguished architecturally designed and controlled elevations featuring varying combinations of clay brick, premier smooth stone, stucco, precast detailing, architectural metal panels and other materials(as per plan/elevation).
- Sprawling terraces, spacious balconies and decks (as per plan).
- Architecturally aesthetic partitions between terrace suites, as per applicable plan.
- Poured concrete basement walls with drainage membrane for a watertight finish and proper drainage.
- Poured concrete porches and garage floors (as per plan).
- Exterior house walls to be constructed with 2" x 6" framing.
- Garage demising walls to be drywalled and taped, excluding any concrete walls.
- Prefinished metal roof, asphalt shingles, and modified torch down membrane flat roof system (as per plan).
- Prefinished aluminum soffits, eaves trough, fascia and downspout (as per plan).
- Maintenance-free aluminum and/or glass exterior railing (as per plan, grade and elevation).
- Two exterior hose bibs located in garage and at rear of house.
- Lot to be fully graded, top-soiled and sodded.
- Paved asphalt driveway.

HARMONIOUS INTERIORS

- Dramatic 10' ceilings on main floor, complemented by extended 8' high doors (excluding structural and mechanical drops).
- Impressive 9' ceilings on third floor (excluding structural and mechanical drops).
- Ground floor ceiling height 8'6" (excluding structural and mechanical drops).
- Lower level ceiling heights approximately 9' (excluding structural and mechanical drops) featured exclusively on the River Collection.
- Smooth finished ceilings on main floor and all bathrooms.
- Magnificent natural oak staircase complete with decorative oak handrail and metal pickets from the Vendor's samples (as per plan).
- Choice of exquisite trim selections from the Vendor's samples (4" baseboards and 2" casings).
- Contemporary two-paneled smooth interior doors (6'8" high excluding main level which will be 8').
- Brilliantly finished satin nickel door levers on all interior doors.
- White semi-gloss painted doors and interior trim throughout.
- Purchaser's choice of one premium paint colour for interior walls, from four Vendor samples.
- Semi-gloss paint finish in chosen colour for kitchen, bathrooms and laundry. All other rooms to be painted in flat finish in chosen colour.
- Space saving shelving installed in all closets.
- Elevator available as an optional upgrade (as per plan).

WINDOWS AND DOORS

- Maintenance-free vinyl casement windows throughout, transoms and window arches (as per plan/elevation).
- Durable metal insulated front entry doors with weather stripping.
- Screens and user-friendly cranks on all operating windows.
- Superior quality caulking sealant to be used on all windows and exterior doors.
- Double pane sliding glass vinyl windows throughout basement (as per plan)
- Garden or sliding patio door(s) to rear yard or deck/balconies (as per plan).
- Smooth operating roll-up garage doors with decorative windows (as per plan/elevation).
- Metal insulated door from garage to the house as per plan and where grade permits.

ARTISANAL KITCHENS

- Choice of distinctive extended height kitchen cabinetry from the Vendor's samples.
- Matching quality cabinetry in servery for a cohesive aesthetic (as per plan).
- Fully integrated walk-in pantry with open style shelving (as per plan).
- Choice of ¾" thick contemporary quartz or granite countertops from the Vendor's samples.
- Multi-functional free-standing island with an inviting breakfast bar (as per plan).
- Elegant undermount double bowl stainless steel sink with single lever faucet.
- Efficient stainless steel exhaust hood fan over stove with duct ventilation to the exterior.
- Rough-in plumbing and electrical for dishwasher.
- Heavy-duty wiring and receptacle for stove.
- Electrical outlets provided for refrigerator as well as at counter level for small appliances.

SERENITY-INSPIRED BATHROOMS

- Choice of expertly crafted vanity cabinetry selections from the Vendor's samples (exception: pedestal sinks in powder room(s)).
- Choice of stone-inspired laminate countertops with white vanity sink(s) from the Vendor's samples (exception: pedestal sinks).
- Modern chrome single lever faucets for all bathroom sinks, bathtubs and shower stalls.
- Luxurious freestanding soaker tub in Master Ensuite (as per plan).
- Relaxing acrylic tub as per plan, with choice of 8" x 10" designer ceramic tiles on all bathtub enclosure walls to underside of ceiling.
- Privacy locks on all bathroom doors and powder room.
- Stone surface surrounding threshold on shower stalls.
- Efficient Energy Star® exhaust fans in all bathrooms, powder room and ensuite water closet (as per plan).
- Comforting master ensuite shower with frameless clear glass shower door and enclosures, modern chrome trim and choice of 8" x 10" designer ceramic tiles on shower walls to underside of ceiling. Shower floor to receive 2" x 2" decorative mosaic tiles.
- Illuminating surface-mounted shower light fixture (as per plan).
- Contemporary mirror with overhead lighting over vanity, as per builder's standard sample.
- Two-piece standard white high-efficiency toilets.

LAUNDRY

- Generously sized freestanding acrylic laundry tub with faucet (as per plan).
- Plumbing connection for washing machine.
- Wiring, receptacle and vent for dryer.

EXQUISITE FLOORING

- Choice of 13" x 13" beautiful ceramic tiles in foyer(s), bathrooms, powder room, mudroom, and laundry room (as per plan).
- 3" natural oak engineered hardwood flooring on non-tiled areas of main floor, stair landings and hallway of ground floor and 3rd floor.
- Warm berber carpet throughout bedrooms, and ground floor recreation room (as per plan).
- Sub-floors sanded and screwed down before application of chosen finished floor.
- Quarter-round installed on ceramic and hardwood floor areas for a refined appearance.

ELECTRICAL

- 200 AMP electrical service.
- White Decora receptacles and switches throughout.
- Designer ceiling fixtures in foyer, hallways, kitchen/breakfast area, dining room, family/great room, den, laundry, bedrooms, walk-in closets, ground floor recreation room and mudroom (as per plan).
- Smoke detectors on ceiling of every bedroom and every floor as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- Ground fault interrupter protection in kitchen, powder room and all bathrooms.
- Electric door chime.
- Conduit to garage for future electric vehicle charging station.
- Upgraded exterior lamps along front of house as per plan/elevation.
- Wall mounted safety light fixture at rear door(s) as per builder standard sample.
- Exterior weatherproof receptacles at the front of house, rear of house and balconies and terraces (as per plan), as per Ontario Building Code.
- Receptacles in garage inclusive of one ceiling receptacle for future garage door openers.
- Rough-in for cable TV to 1 location to be selected at time of décor.
- Rogers Promotion Package: Rogers will provide exclusive savings for ARTISAN residents on TV, Phone, and Internet with their INGNITE Bundle. Must be claimed within 60 days of closing.*

MECHANICAL FEATURES

- Energy Star® rated LED lamps.
- High-efficiency forced air gas furnace with electric ignition.
- Heat Recovery Ventilation (HRV) unit.
- Central air conditioner unit.
- Thermostat centrally located on main floor.
- Spray foam insulation added in garage ceiling where livable areas above exist (as per plan).
- Installation of rental tankless hot water unit.
- Barbeque gas line to rear of home, location determined by Vendor.
- 3-piece bathroom rough-in included in basements (as per plan).

WARRANTY

Tarion Warranty Program covers all homes as follows:

- Seven (7) year warranty for major structural defects
- Two (2) year warranty for defects in workmanship and materials on electrical, plumbing, heating and building envelope
- One (1) year warranty for defects in workmanship and materials
- See Tarion (Ontario New Home Warranty Program) for full warranty details.

